

# Local Market Update through November 2015

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



## East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

**- 2.4%**

**+ 28.2%**

**+ 4.8%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

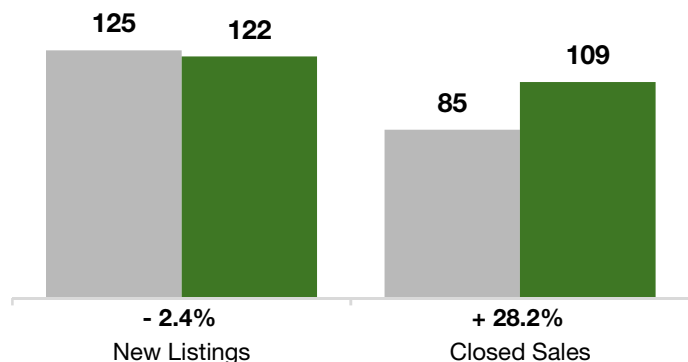
### Year to Date

	Last 3 Months			Year to Date		
	Thru 11-2014	Thru 11-2015	+ / -	Thru 11-2014	Thru 11-2015	+ / -
New Listings	125	122	- 2.4%	508	533	+ 4.9%
Pending Sales	97	100	+ 3.1%	310	361	+ 16.5%
Closed Sales	85	109	+ 28.2%	271	334	+ 23.2%
Lowest Sale Price*	\$76,000	\$100,000	+ 31.6%	\$61,500	\$90,000	+ 46.3%
Median Sales Price*	\$429,500	\$450,000	+ 4.8%	\$395,000	\$430,000	+ 8.9%
Highest Sale Price*	\$965,000	\$1,150,000	+ 19.2%	\$1,200,000	\$1,150,000	- 4.2%
Percent of Original List Price Received*	92.8%	95.1%	+ 2.5%	92.0%	94.7%	+ 2.9%
Inventory of Homes for Sale	227	177	- 21.8%	--	--	--
Months Supply of Inventory	8.6	5.5	- 35.6%	--	--	--

\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 11-2014  
■ Thru 11-2015



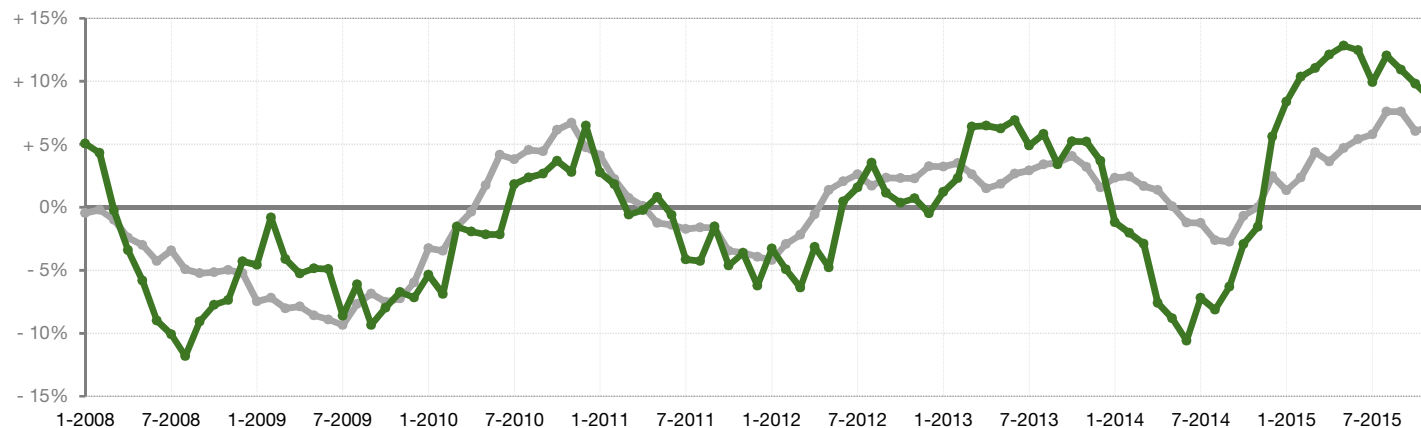
### Year to Date

■ Thru 11-2014  
■ Thru 11-2015



### Change in Median Sold Price from Prior Year (6-Month Average)\*\*

All MLS —  
East Shore —



\*\*Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of December 5, 2015. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by ShowingTime 10K.