

Local Market Update through February 2016

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

- 1.0%

+ 4.4%

- 1.9%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

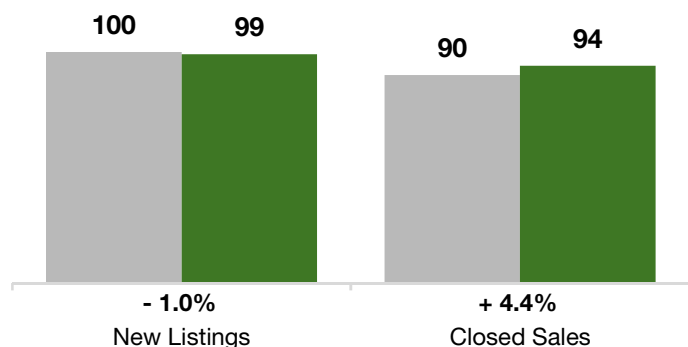
Year to Date

	Thru 2-2015	Thru 2-2016	+ / -	Thru 2-2015	Thru 2-2016	+ / -
New Listings	100	99	- 1.0%	75	73	- 2.7%
Pending Sales	64	92	+ 43.8%	41	61	+ 48.8%
Closed Sales	90	94	+ 4.4%	43	58	+ 34.9%
Lowest Sale Price*	\$120,000	\$140,000	+ 16.7%	\$155,000	\$150,000	- 3.2%
Median Sales Price*	\$417,500	\$409,500	- 1.9%	\$415,000	\$402,500	- 3.0%
Highest Sale Price*	\$956,000	\$885,000	- 7.4%	\$955,000	\$750,000	- 21.5%
Percent of Original List Price Received*	93.5%	95.9%	+ 2.5%	94.1%	95.4%	+ 1.4%
Inventory of Homes for Sale	188	139	- 26.2%	--	--	--
Months Supply of Inventory	6.7	4.2	- 37.4%	--	--	--

* 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.

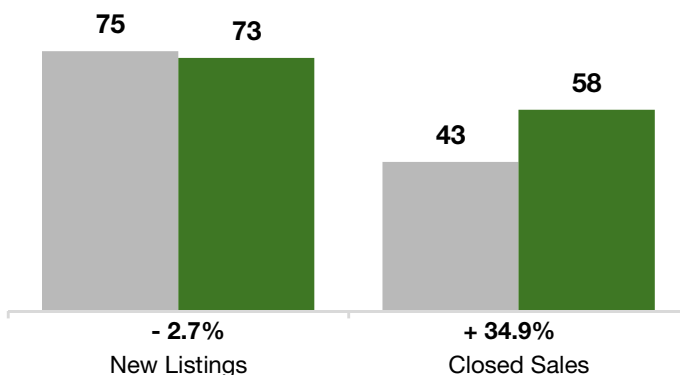
Last 3 Months

■ Thru 2-2015
■ Thru 2-2016



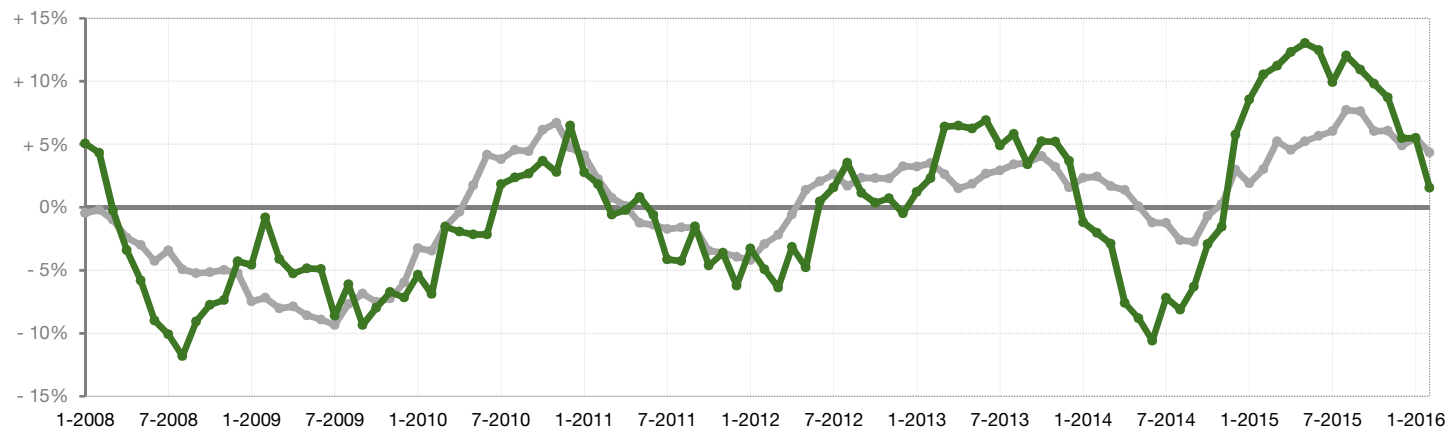
Year to Date

■ Thru 2-2015
■ Thru 2-2016



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 March 7, 2016. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by ShowingTime 10K.