

# Local Market Update through July 2016

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



## South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

**- 3.2%**

**+ 5.8%**

**+ 9.2%**

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 7-2015	Thru 7-2016	+ / -	Thru 7-2015	Thru 7-2016	+ / -
New Listings	348	337	- 3.2%	777	733	- 5.7%
Pending Sales	222	274	+ 23.4%	449	523	+ 16.5%
Closed Sales	191	202	+ 5.8%	349	434	+ 24.4%
Lowest Sale Price*	\$157,500	\$220,000	+ 39.7%	\$157,500	\$118,000	- 25.1%
Median Sales Price*	\$444,000	\$485,000	+ 9.2%	\$437,500	\$484,000	+ 10.6%
Highest Sale Price*	\$1,295,000	\$2,855,000	+ 120.5%	\$1,295,000	\$2,855,000	+ 120.5%
Percent of Original List Price Received*	94.4%	95.2%	+ 0.9%	93.6%	94.6%	+ 1.1%
Inventory of Homes for Sale	518	333	- 35.7%	--	--	--
Months Supply of Inventory	9.4	4.7	- 50.1%	--	--	--

\* 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.

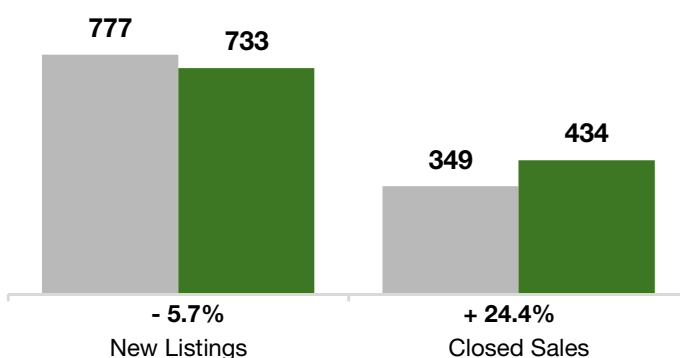
### Last 3 Months

■ Thru 7-2015  
■ Thru 7-2016



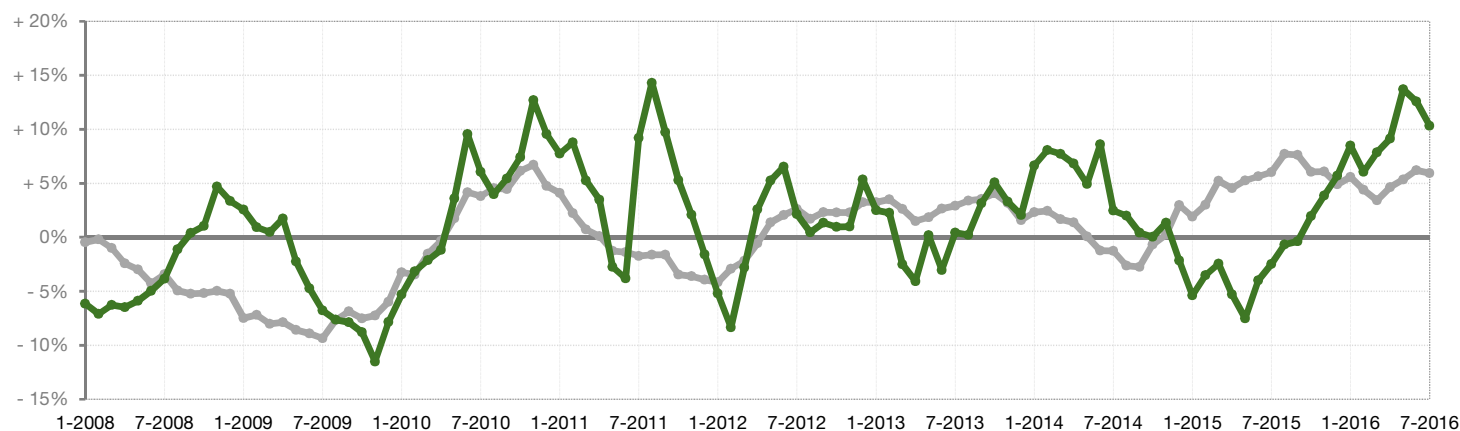
### Year to Date

■ Thru 7-2015  
■ Thru 7-2016



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

All MLS —  
South 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 August 5, 2016. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2016 ShowingTime.