

# Local Market Update through March 2014

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

**- 3.5%**

Year-Over-Year Change in New Listings

**- 2.1%**

Year-Over-Year Change in Closed Sales

**+ 8.0%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 3-2013	Thru 3-2014	+ / -	Thru 3-2013	Thru 3-2014	+ / -
New Listings	340	<b>328</b>	- 3.5%	340	<b>328</b>	- 3.5%
Pending Sales	179	<b>167</b>	- 6.7%	179	<b>167</b>	- 6.7%
Closed Sales	143	<b>140</b>	- 2.1%	143	<b>140</b>	- 2.1%
Lowest Sale Price*	\$114,000	<b>\$165,000</b>	+ 44.7%	\$114,000	<b>\$165,000</b>	+ 44.7%
Median Sales Price*	\$435,000	<b>\$470,000</b>	+ 8.0%	\$435,000	<b>\$470,000</b>	+ 8.0%
Highest Sale Price*	\$1,600,000	<b>\$1,560,000</b>	- 2.5%	\$1,600,000	<b>\$1,560,000</b>	- 2.5%
Percent of Original List Price Received*	92.1%	<b>92.6%</b>	+ 0.5%	92.1%	<b>92.6%</b>	+ 0.5%
Inventory of Homes for Sale	646	<b>453</b>	- 29.9%	--	--	--
Months Supply of Inventory	11.2	<b>6.7</b>	- 40.0%	--	--	--

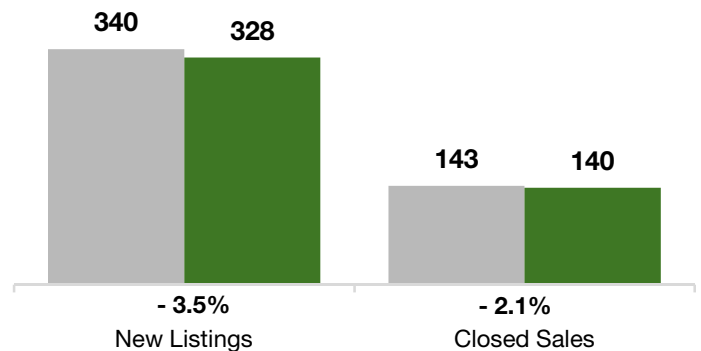
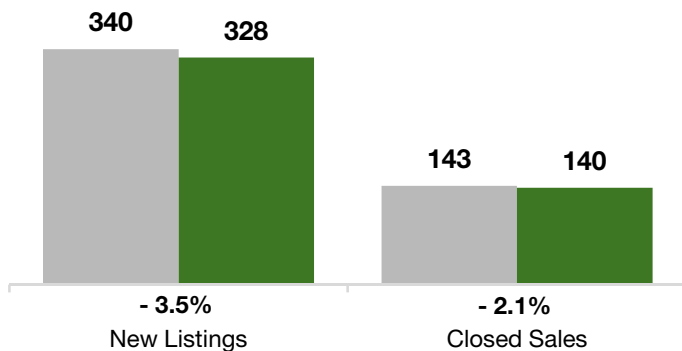
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 3-2013  
■ Thru 3-2014

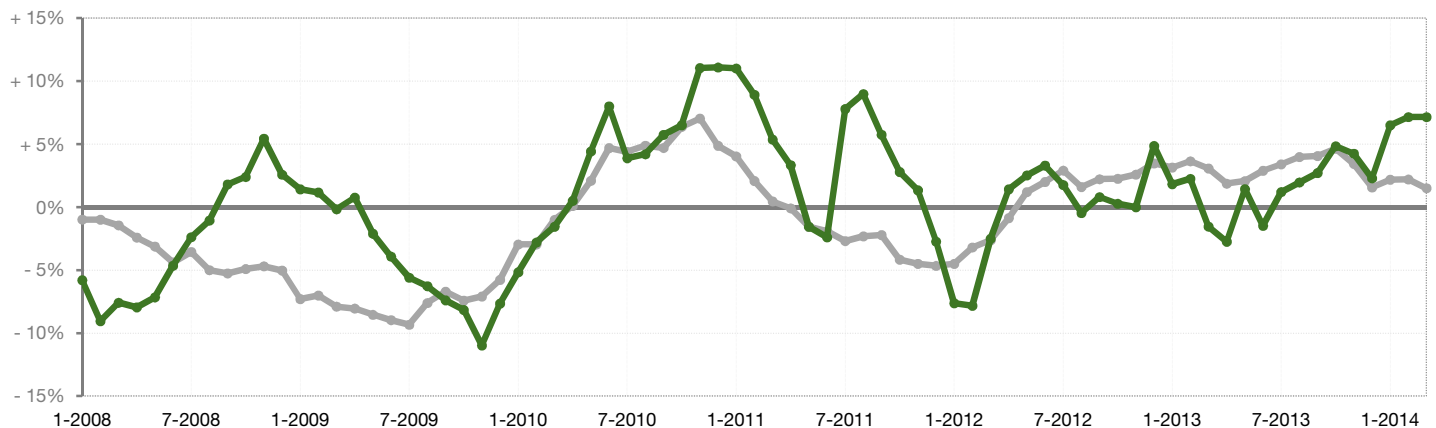
### Year to Date

■ Thru 3-2013  
■ Thru 3-2014



### 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 March 26, 2014. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.