

Local Market Update through April 2014

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



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

- 1.4%

Year-Over-Year Change in
New Listings

- 48.3%

Year-Over-Year Change in
Closed Sales

+ 10.2%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Thru 4-2013	Thru 4-2014	+ / -	Thru 4-2013	Thru 4-2014	+ / -
New Listings	70	69	- 1.4%	97	76	- 21.6%
Pending Sales	29	26	- 10.3%	41	35	- 14.6%
Closed Sales	29	15	- 48.3%	40	24	- 40.0%
Lowest Sale Price*	\$280,000	\$130,000	- 53.6%	\$280,000	\$130,000	- 53.6%
Median Sales Price*	\$640,000	\$705,000	+ 10.2%	\$627,750	\$722,500	+ 15.1%
Highest Sale Price*	\$1,760,000	\$1,075,000	- 38.9%	\$1,760,000	\$1,285,000	- 27.0%
Percent of Original List Price Received*	84.2%	90.9%	+ 7.9%	84.2%	90.0%	+ 7.0%
Inventory of Homes for Sale	144	107	- 25.5%	--	--	--
Months Supply of Inventory	13.5	10.7	- 20.3%	--	--	--

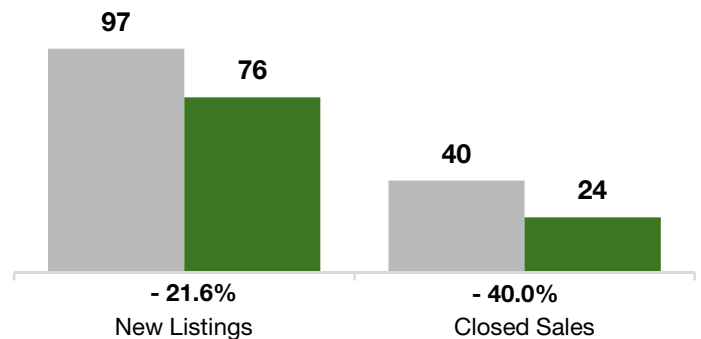
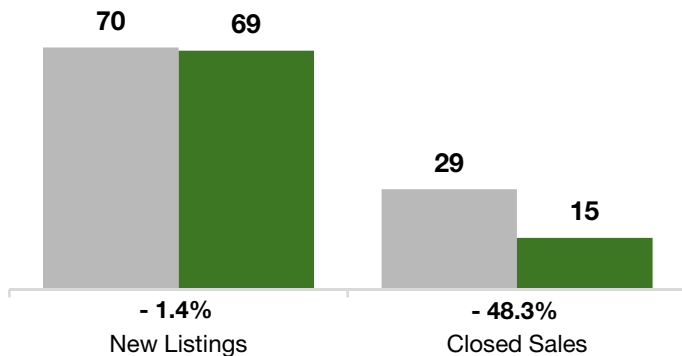
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 4-2013
■ Thru 4-2014

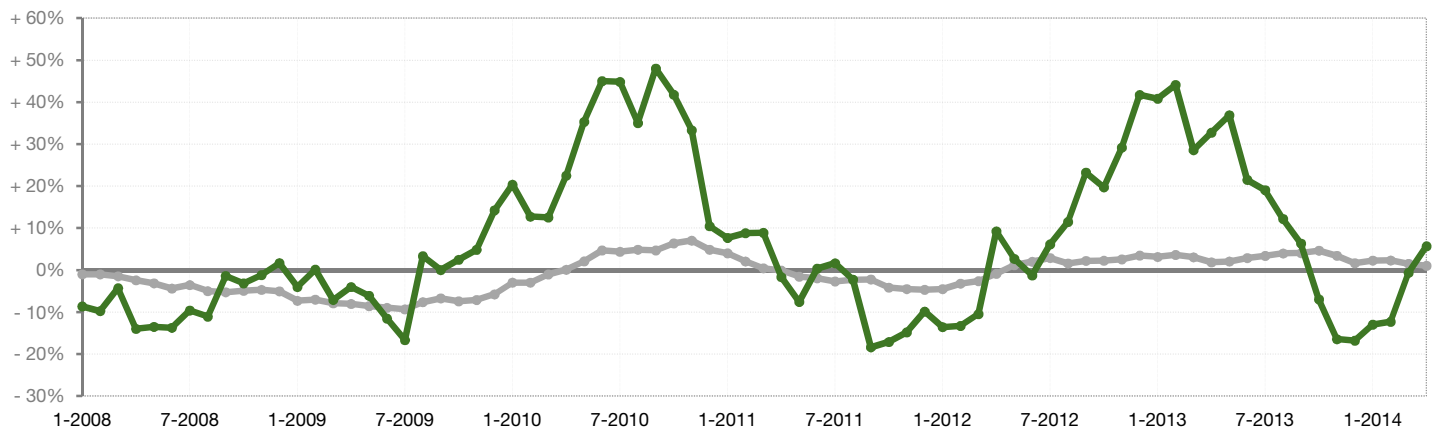
Year to Date

■ Thru 4-2013
■ Thru 4-2014



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

All MLS —
The Hills —



**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.