

Local Market Update through August 2014

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

+ 1.9%

Year-Over-Year Change in New Listings

+ 32.9%

Year-Over-Year Change in Closed Sales

- 3.3%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 8-2013	Thru 8-2014	+ / -	Thru 8-2013	Thru 8-2014	+ / -
New Listings	155	158	+ 1.9%	408	419	+ 2.7%
Pending Sales	82	123	+ 50.0%	196	261	+ 33.2%
Closed Sales	76	101	+ 32.9%	173	221	+ 27.7%
Lowest Sale Price*	\$67,500	\$75,000	+ 11.1%	\$59,000	\$61,500	+ 4.2%
Median Sales Price*	\$387,905	\$375,000	- 3.3%	\$380,000	\$369,000	- 2.9%
Highest Sale Price*	\$855,000	\$850,000	- 0.6%	\$855,000	\$885,000	+ 3.5%
Percent of Original List Price Received*	90.6%	92.8%	+ 2.5%	91.0%	91.9%	+ 1.0%
Inventory of Homes for Sale	298	235	- 21.1%	--	--	--
Months Supply of Inventory	13.7	8.0	- 41.7%	--	--	--

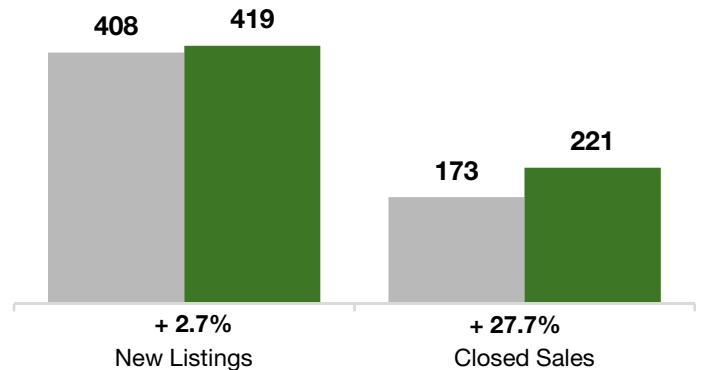
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

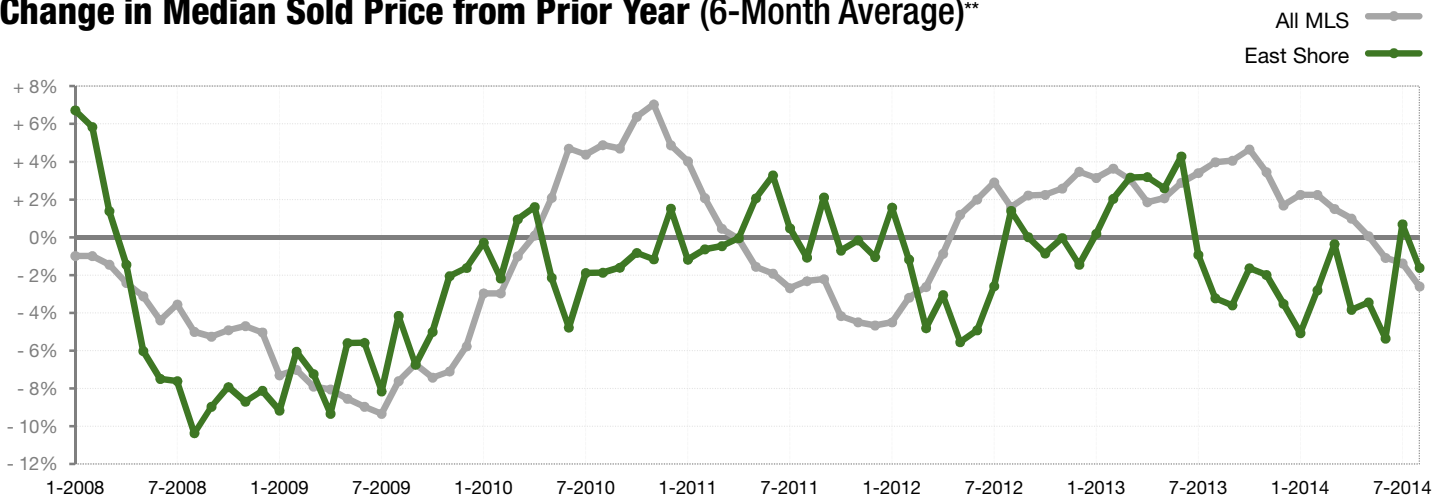
■ Thru 8-2013
■ Thru 8-2014

Year to Date

■ Thru 8-2013
■ Thru 8-2014



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



**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 September 3, 2014. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.