

# Local Market Update through August 2014

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



## Greater St. George

Includes data from Ft Wadsworth, Concord, Shore Acres, Rosebank, Clifton, Stapleton, Thomkinsville, St George, Ward Hill, Park Hill and Grymes Hill

**+ 2.9%**

Year-Over-Year Change in New Listings

**+ 35.5%**

Year-Over-Year Change in Closed Sales

**- 1.2%**

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	136	140	+ 2.9%	352	361	+ 2.6%
Pending Sales	70	98	+ 40.0%	183	236	+ 29.0%
Closed Sales	62	84	+ 35.5%	170	194	+ 14.1%
Lowest Sale Price*	\$60,000	\$72,500	+ 20.8%	\$60,000	\$72,500	+ 20.8%
Median Sales Price*	\$289,500	\$286,000	- 1.2%	\$290,000	\$277,500	- 4.3%
Highest Sale Price*	\$915,000	\$1,330,000	+ 45.4%	\$1,260,000	\$1,330,000	+ 5.6%
Percent of Original List Price Received*	89.8%	91.2%	+ 1.6%	88.4%	90.4%	+ 2.2%
Inventory of Homes for Sale	337	229	- 32.0%	--	--	--
Months Supply of Inventory	15.6	8.4	- 46.1%	--	--	--

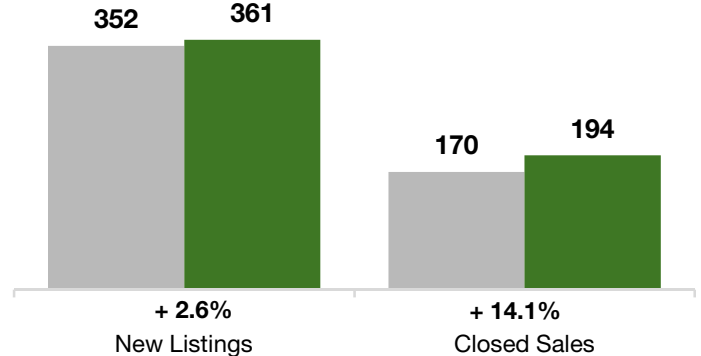
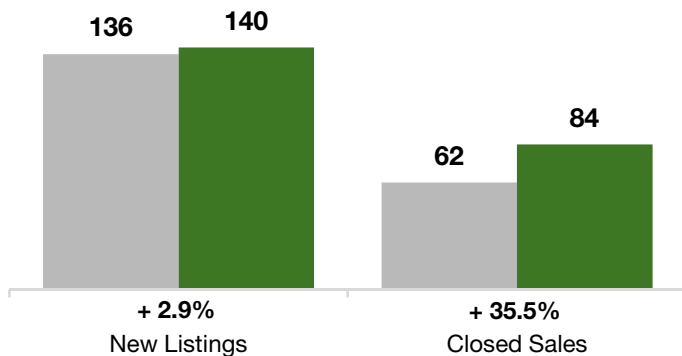
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 8-2013  
■ Thru 8-2014

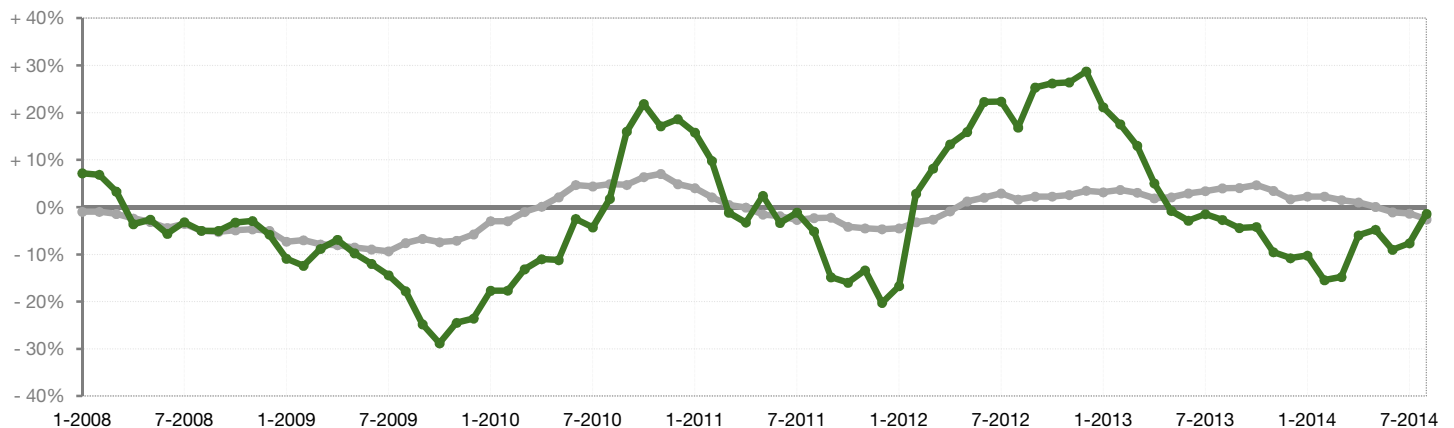
### Year to Date

■ Thru 8-2013  
■ Thru 8-2014



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

All MLS —  
Greater St. George —



\*\*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.