

# Local Market Update through August 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

**+ 14.4%**

Year-Over-Year Change in New Listings

**- 18.5%**

Year-Over-Year Change in Closed Sales

**+ 4.4%**

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	299	<b>342</b>	+ 14.4%	914	<b>932</b>	+ 2.0%
Pending Sales	188	<b>197</b>	+ 4.8%	529	<b>491</b>	- 7.2%
Closed Sales	259	<b>211</b>	- 18.5%	537	<b>459</b>	- 14.5%
Lowest Sale Price*	\$117,000	<b>\$180,000</b>	+ 53.8%	\$114,000	<b>\$165,000</b>	+ 44.7%
Median Sales Price*	\$455,000	<b>\$475,000</b>	+ 4.4%	\$455,000	<b>\$475,000</b>	+ 4.4%
Highest Sale Price*	\$1,190,000	<b>\$1,450,000</b>	+ 21.8%	\$1,600,000	<b>\$1,560,000</b>	- 2.5%
Percent of Original List Price Received*	93.5%	<b>94.1%</b>	+ 0.7%	93.0%	<b>93.5%</b>	+ 0.5%
Inventory of Homes for Sale	667	<b>522</b>	- 21.8%	--	--	--
Months Supply of Inventory	10.9	<b>8.2</b>	- 24.2%	--	--	--

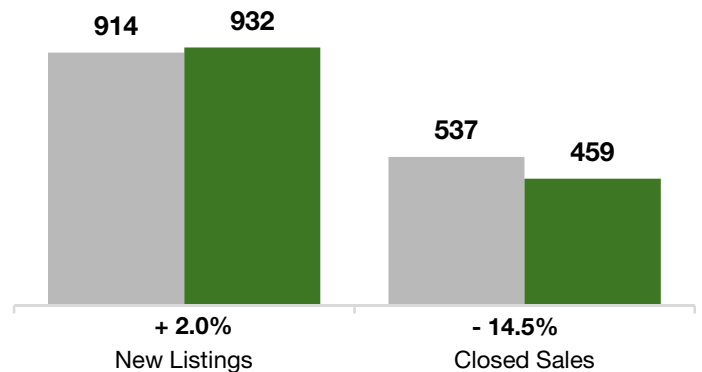
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 8-2013  
■ Thru 8-2014

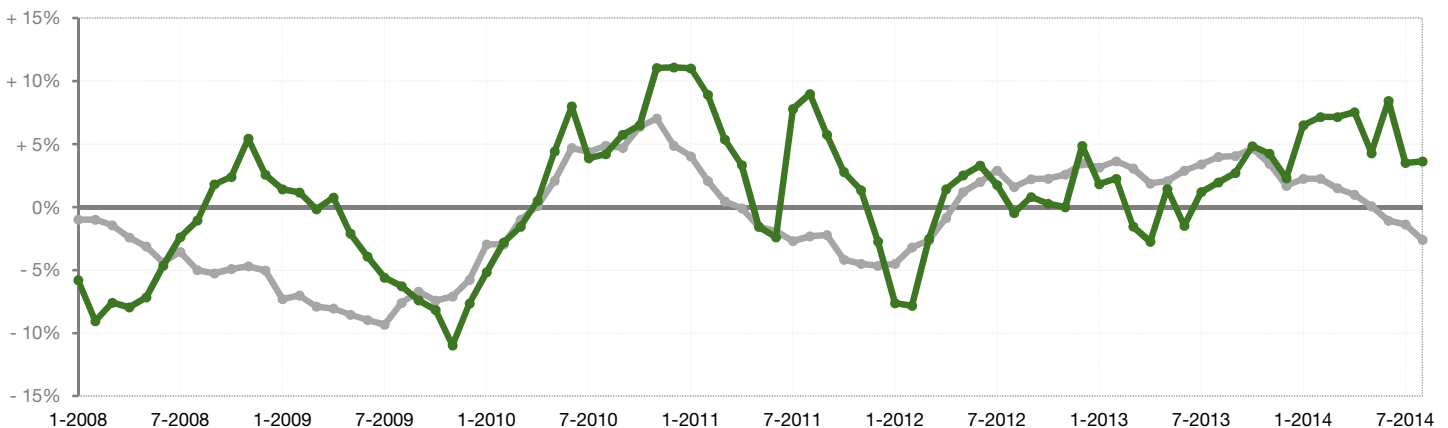
### Year to Date

■ Thru 8-2013  
■ Thru 8-2014



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

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