

Local Market Update through August 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

+ 84.6%

Year-Over-Year Change in
New Listings

- 4.9%

Year-Over-Year Change in
Closed Sales

+ 12.6%

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	52	96	+ 84.6%	174	215	+ 23.6%
Pending Sales	35	38	+ 8.6%	94	83	- 11.7%
Closed Sales	41	39	- 4.9%	86	70	- 18.6%
Lowest Sale Price*	\$262,000	\$280,000	+ 6.9%	\$262,000	\$130,000	- 50.4%
Median Sales Price*	\$555,000	\$625,000	+ 12.6%	\$595,000	\$650,000	+ 9.2%
Highest Sale Price*	\$1,500,000	\$2,375,000	+ 58.3%	\$1,760,000	\$2,375,000	+ 34.9%
Percent of Original List Price Received*	93.0%	92.5%	- 0.5%	88.1%	91.9%	+ 4.3%
Inventory of Homes for Sale	144	144	0.0%	--	--	--
Months Supply of Inventory	13.2	14.3	+ 8.2%	--	--	--

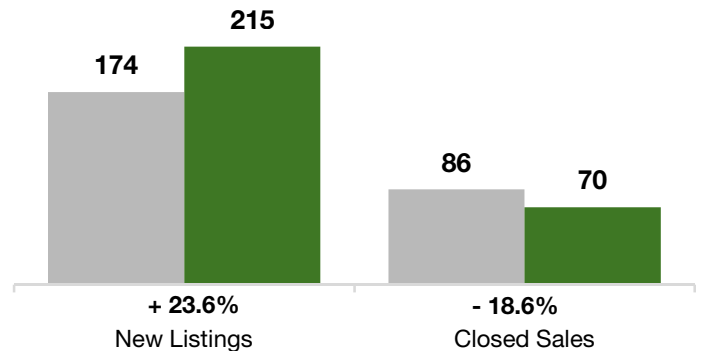
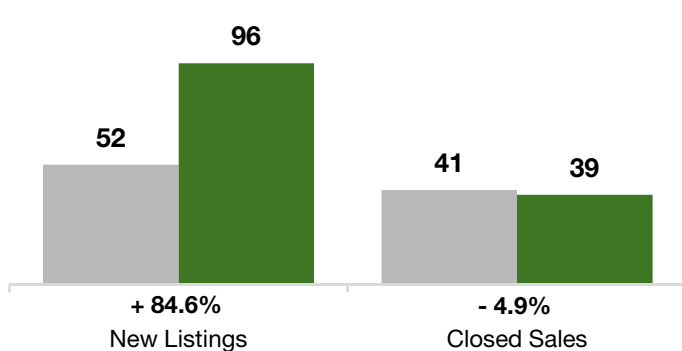
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 8-2013
■ Thru 8-2014

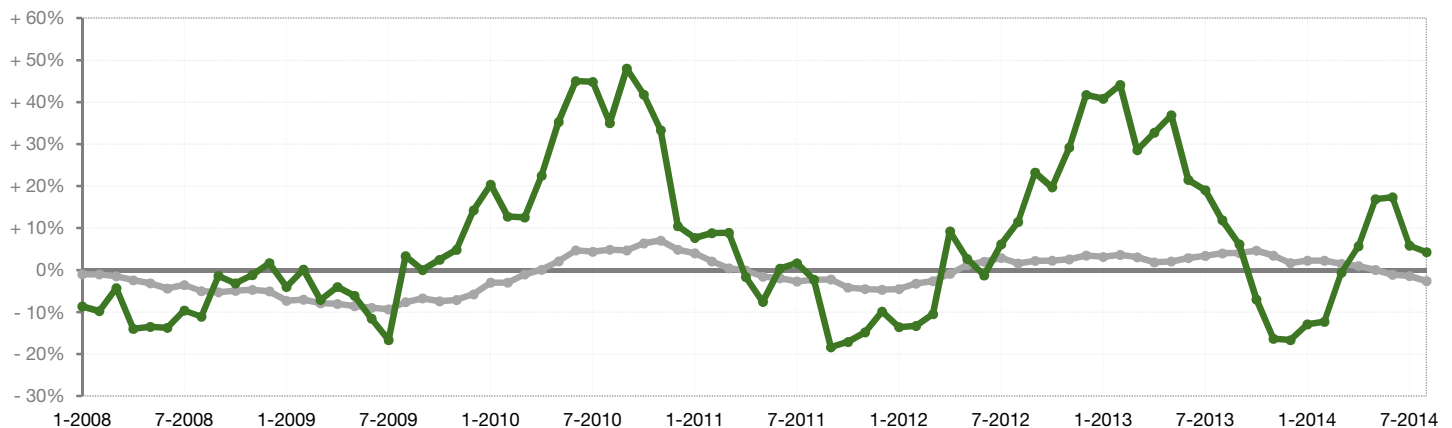
Year to Date

■ Thru 8-2013
■ Thru 8-2014



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

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