

# Local Market Update through October 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

**- 7.5%**

**+ 28.0%**

**+ 4.9%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Last 3 Months			Year to Date		
	Thru 10-2013	Thru 10-2014	+ / -	Thru 10-2013	Thru 10-2014	+ / -
New Listings	159	<b>147</b>	- 7.5%	522	<b>524</b>	+ 0.4%
Pending Sales	97	<b>130</b>	+ 34.0%	266	<b>339</b>	+ 27.4%
Closed Sales	82	<b>105</b>	+ 28.0%	229	<b>296</b>	+ 29.3%
Lowest Sale Price*	\$65,000	<b>\$75,000</b>	+ 15.4%	\$59,000	<b>\$61,500</b>	+ 4.2%
Median Sales Price*	\$381,250	<b>\$400,000</b>	+ 4.9%	\$380,000	<b>\$378,000</b>	- 0.5%
Highest Sale Price*	\$710,000	<b>\$850,000</b>	+ 19.7%	\$855,000	<b>\$885,000</b>	+ 3.5%
Percent of Original List Price Received*	91.2%	<b>92.7%</b>	+ 1.6%	91.2%	<b>92.3%</b>	+ 1.2%
Inventory of Homes for Sale	303	<b>216</b>	- 28.9%	--	--	--
Months Supply of Inventory	13.1	<b>6.9</b>	- 47.5%	--	--	--

\* 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.

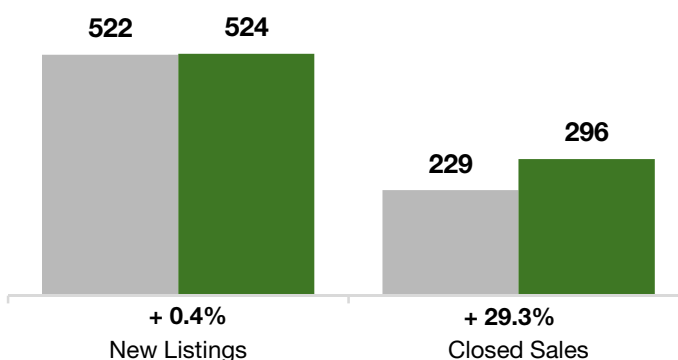
### Last 3 Months

■ Thru 10-2013  
■ Thru 10-2014

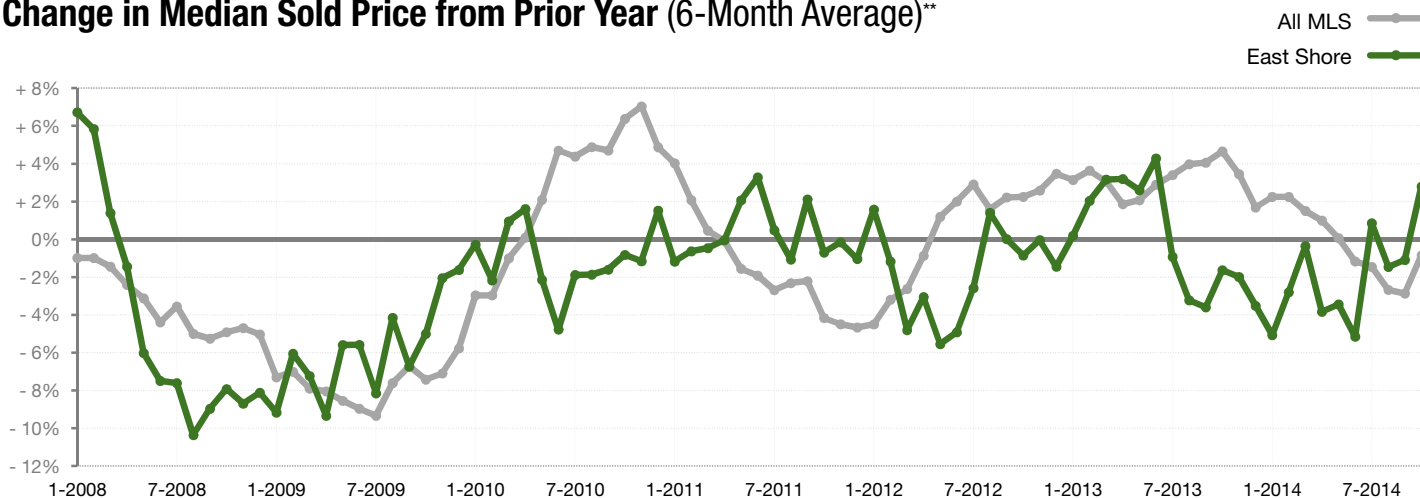


### Year to Date

■ Thru 10-2013  
■ Thru 10-2014



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