

Local Market Update through October 2014

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

- 11.6%

Year-Over-Year Change in New Listings

- 13.8%

Year-Over-Year Change in Closed Sales

+ 5.5%

One-Year Change in Median Sales Price*

Last 3 Months

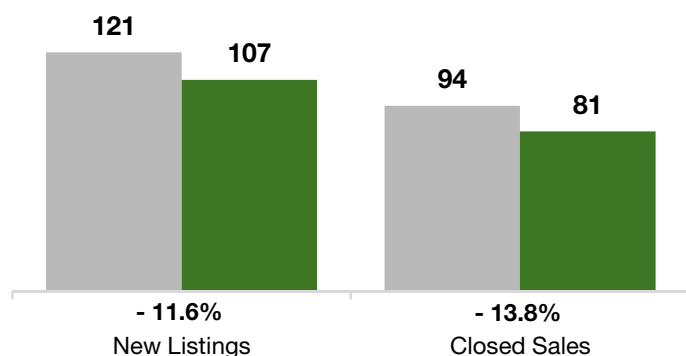
Year to Date

	Thru 10-2013	Thru 10-2014	+ / -	Thru 10-2013	Thru 10-2014	+ / -
New Listings	121	107	- 11.6%	407	374	- 8.1%
Pending Sales	89	87	- 2.2%	302	261	- 13.6%
Closed Sales	94	81	- 13.8%	289	246	- 14.9%
Lowest Sale Price*	\$73,500	\$55,000	- 25.2%	\$61,100	\$55,000	- 10.0%
Median Sales Price*	\$410,000	\$432,500	+ 5.5%	\$400,000	\$415,000	+ 3.8%
Highest Sale Price*	\$835,000	\$1,150,000	+ 37.7%	\$965,000	\$1,150,000	+ 19.2%
Percent of Original List Price Received*	92.3%	94.1%	+ 2.0%	91.1%	92.6%	+ 1.6%
Inventory of Homes for Sale	180	157	- 12.6%	--	--	--
Months Supply of Inventory	6.5	6.2	- 4.0%	--	--	--

* 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.

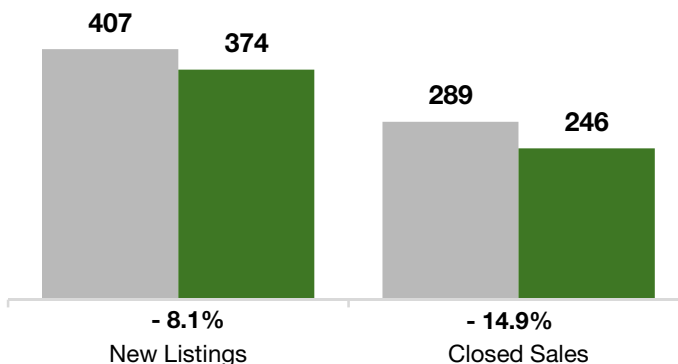
Last 3 Months

■ Thru 10-2013
■ Thru 10-2014

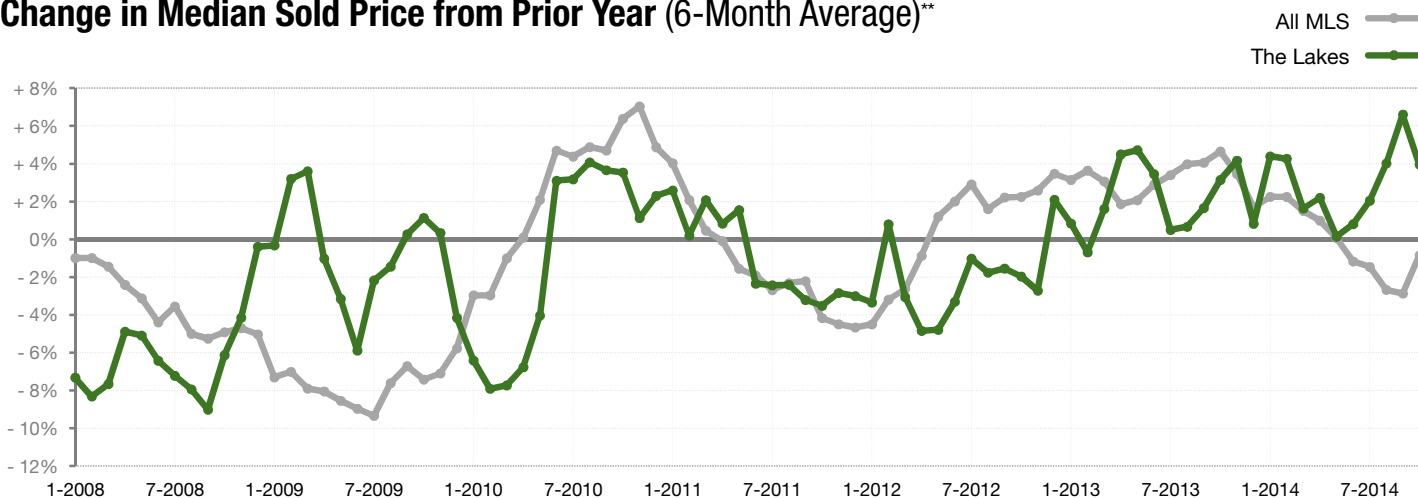


Year to Date

■ 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.