

Local Market Update through November 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

- 2.3%

+ 19.3%

+ 6.2%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

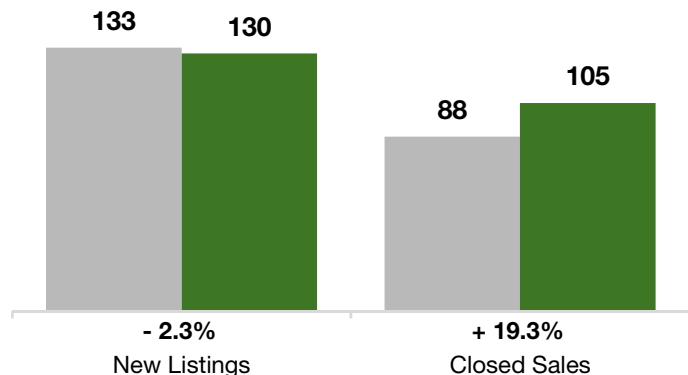
Year to Date

	Last 3 Months			Year to Date		
	Thru 11-2013	Thru 11-2014	+ / -	Thru 11-2013	Thru 11-2014	+ / -
New Listings	133	130	- 2.3%	539	548	+ 1.7%
Pending Sales	98	114	+ 16.3%	294	367	+ 24.8%
Closed Sales	88	105	+ 19.3%	261	327	+ 25.3%
Lowest Sale Price*	\$65,000	\$76,000	+ 16.9%	\$59,000	\$61,500	+ 4.2%
Median Sales Price*	\$381,250	\$405,000	+ 6.2%	\$380,000	\$383,750	+ 1.0%
Highest Sale Price*	\$645,000	\$965,000	+ 49.6%	\$855,000	\$965,000	+ 12.9%
Percent of Original List Price Received*	92.0%	92.7%	+ 0.8%	91.3%	92.2%	+ 0.9%
Inventory of Homes for Sale	283	197	- 30.6%	--	--	--
Months Supply of Inventory	11.6	6.3	- 45.9%	--	--	--

* 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.

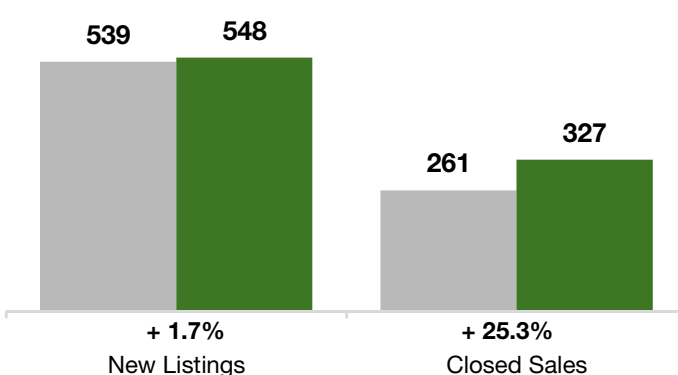
Last 3 Months

■ Thru 11-2013
■ Thru 11-2014



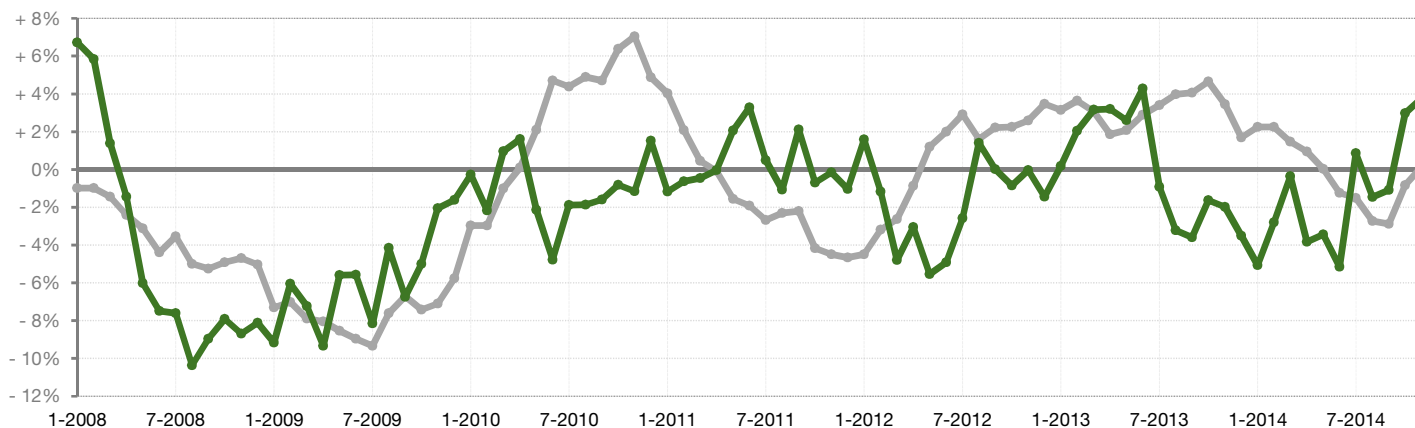
Year to Date

■ Thru 11-2013
■ Thru 11-2014



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

All MLS —
East 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 December 2, 2014. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.