

# Local Market Update through November 2014

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



## North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

**+ 11.5%**

Year-Over-Year Change in New Listings

**+ 3.2%**

Year-Over-Year Change in Closed Sales

**+ 9.2%**

One-Year Change in Median Sales Price\*

### Last 3 Months

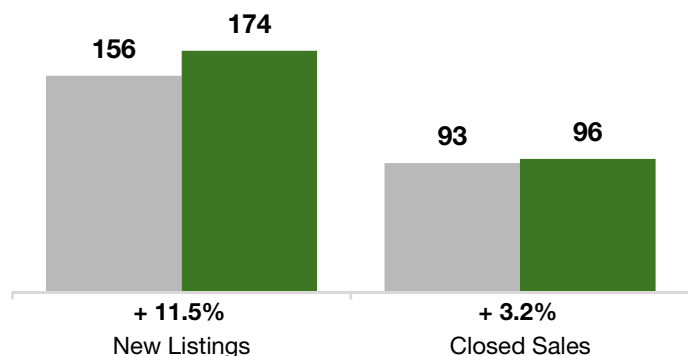
### Year to Date

	Thru 11-2013	Thru 11-2014	+ / -	Thru 11-2013	Thru 11-2014	+ / -
New Listings	156	<b>174</b>	+ 11.5%	626	<b>622</b>	- 0.6%
Pending Sales	102	<b>92</b>	- 9.8%	349	<b>341</b>	- 2.3%
Closed Sales	93	<b>96</b>	+ 3.2%	332	<b>317</b>	- 4.5%
Lowest Sale Price*	\$85,000	<b>\$100,000</b>	+ 17.6%	\$50,000	<b>\$57,000</b>	+ 14.0%
Median Sales Price*	\$290,250	<b>\$317,000</b>	+ 9.2%	\$280,000	<b>\$290,000</b>	+ 3.6%
Highest Sale Price*	\$605,000	<b>\$630,000</b>	+ 4.1%	\$875,000	<b>\$765,000</b>	- 12.6%
Percent of Original List Price Received*	89.5%	<b>92.4%</b>	+ 3.3%	90.1%	<b>91.9%</b>	+ 2.0%
Inventory of Homes for Sale	404	<b>345</b>	- 14.7%	--	--	--
Months Supply of Inventory	13.4	<b>11.4</b>	- 15.2%	--	--	--

\* 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 11-2013  
■ Thru 11-2014

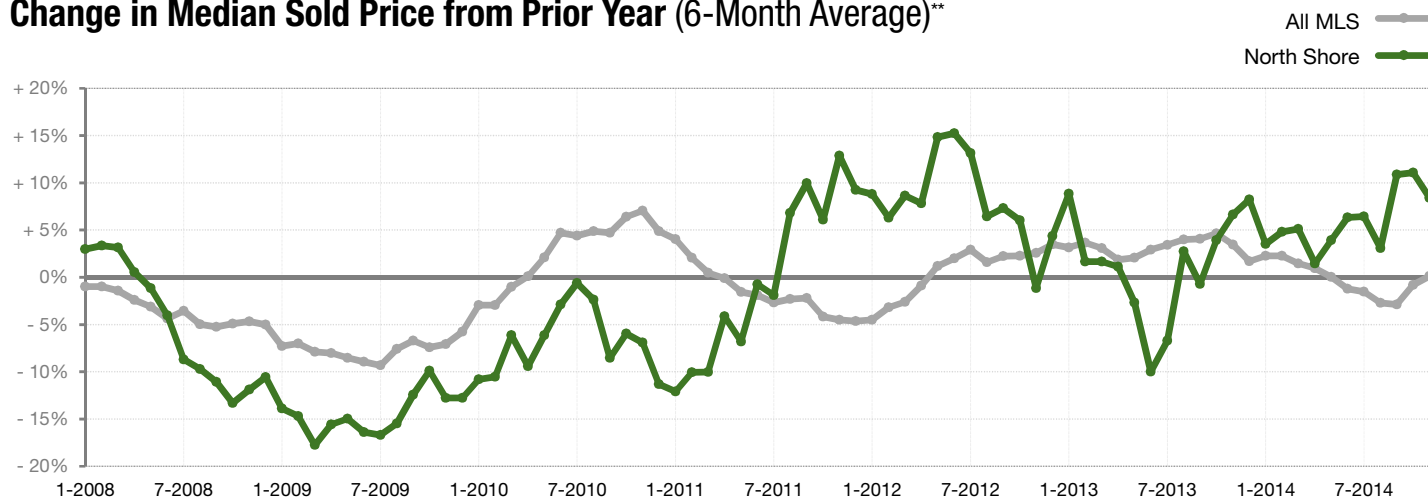


### Year to Date

■ Thru 11-2013  
■ Thru 11-2014



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



\*\*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.