

# Local Market Update through November 2014

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



## South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

**- 9.4%**

Year-Over-Year Change in  
New Listings

**- 16.3%**

Year-Over-Year Change in  
Closed Sales

**+ 1.9%**

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	298	270	- 9.4%	1,207	1,200	- 0.6%
Pending Sales	219	188	- 14.2%	746	665	- 10.9%
Closed Sales	196	164	- 16.3%	733	624	- 14.9%
Lowest Sale Price*	\$177,400	\$160,000	- 9.8%	\$114,000	\$160,000	+ 40.4%
Median Sales Price*	\$465,000	\$473,750	+ 1.9%	\$455,000	\$475,000	+ 4.4%
Highest Sale Price*	\$1,212,000	\$1,100,000	- 9.2%	\$1,600,000	\$1,560,000	- 2.5%
Percent of Original List Price Received*	93.6%	94.1%	+ 0.5%	93.2%	93.7%	+ 0.5%
Inventory of Homes for Sale	589	518	- 12.0%	--	--	--
Months Supply of Inventory	9.1	8.5	- 6.7%	--	--	--

\* 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.

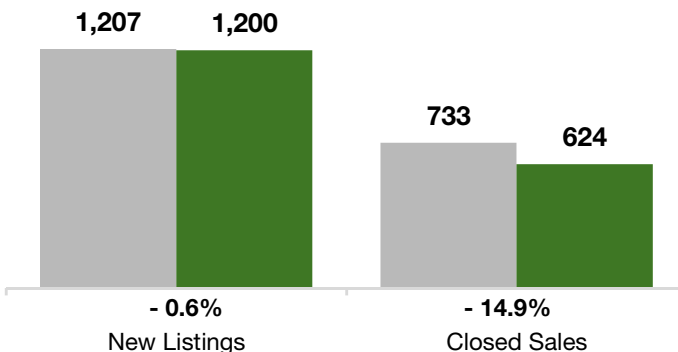
### Last 3 Months

■ Thru 11-2013  
■ Thru 11-2014

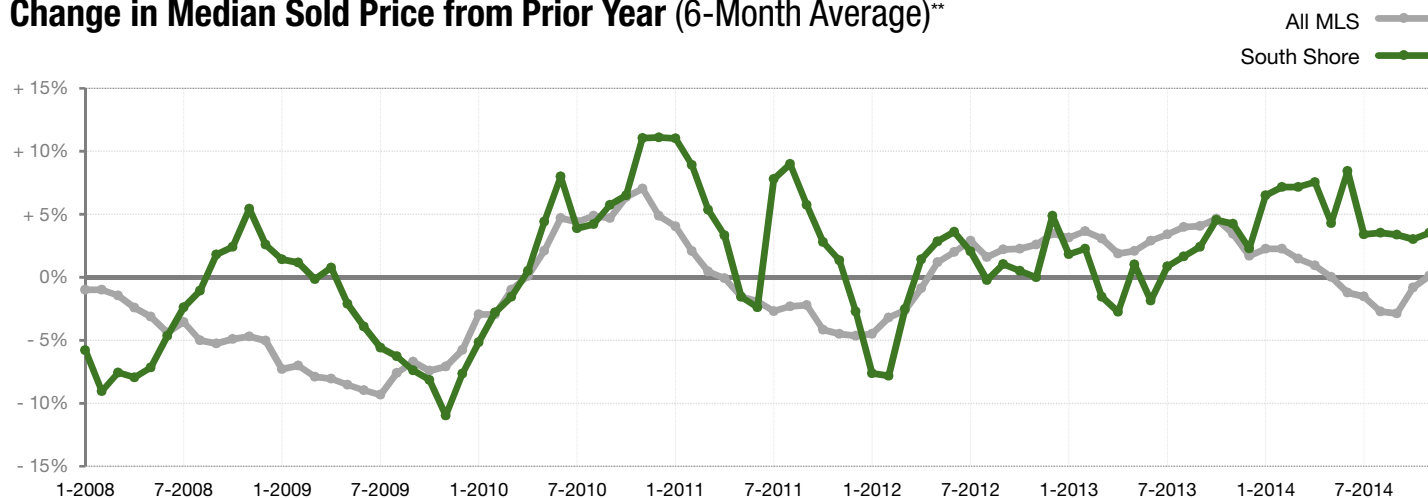


### Year to Date

■ 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.