

# Local Market Update through November 2014

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



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**+ 17.4%**

**- 15.9%**

**- 14.2%**

Year-Over-Year Change in  
New Listings

Year-Over-Year Change in  
Closed Sales

One-Year Change in  
Median Sales Price\*

### Last 3 Months

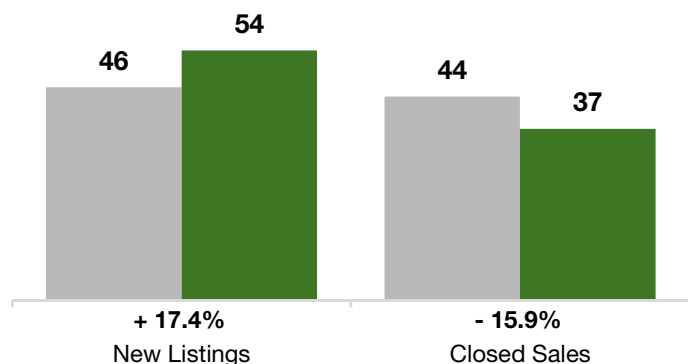
### Year to Date

	Thru 11-2013	Thru 11-2014	+ / -	Thru 11-2013	Thru 11-2014	+ / -
New Listings	46	54	+ 17.4%	220	269	+ 22.3%
Pending Sales	32	28	- 12.5%	126	112	- 11.1%
Closed Sales	44	37	- 15.9%	130	106	- 18.5%
Lowest Sale Price*	\$260,000	\$218,000	- 16.2%	\$260,000	\$130,000	- 50.0%
Median Sales Price*	\$632,500	\$542,500	- 14.2%	\$617,500	\$585,000	- 5.3%
Highest Sale Price*	\$1,900,000	\$2,950,000	+ 55.3%	\$1,900,000	\$2,950,000	+ 55.3%
Percent of Original List Price Received*	89.0%	91.7%	+ 3.0%	88.4%	91.8%	+ 3.8%
Inventory of Homes for Sale	123	141	+ 14.6%	--	--	--
Months Supply of Inventory	11.0	15.0	+ 35.9%	--	--	--

\* 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.

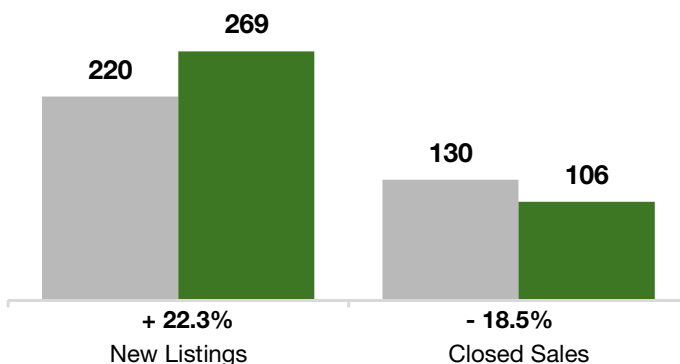
### Last 3 Months

■ Thru 11-2013  
■ Thru 11-2014



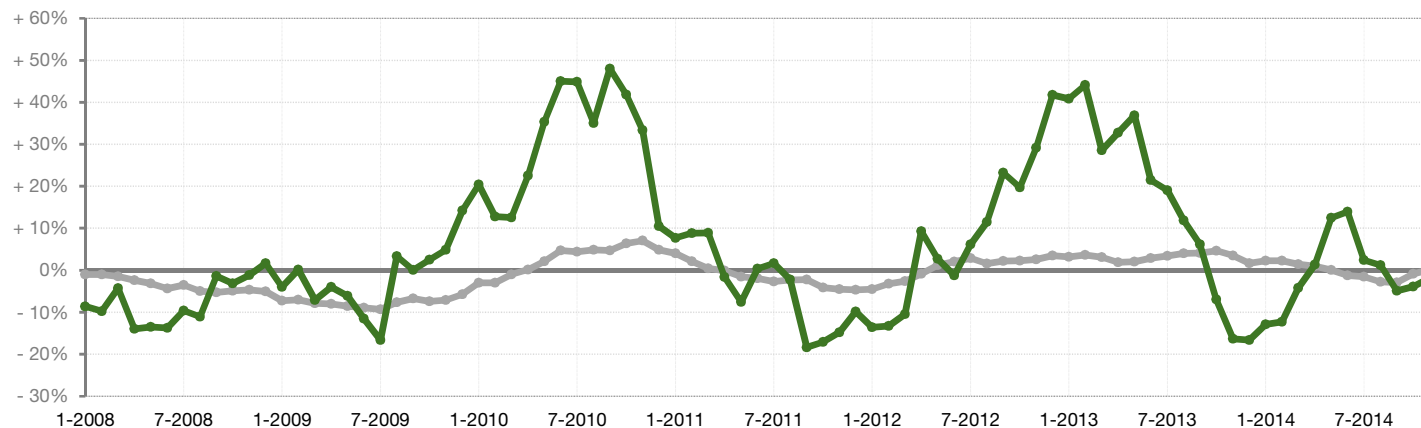
### Year to Date

■ Thru 11-2013  
■ Thru 11-2014



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

All MLS —  
The Hills —



\*\*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.