

# Local Market Update through November 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

**- 8.6%**

**- 9.6%**

**+ 5.5%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

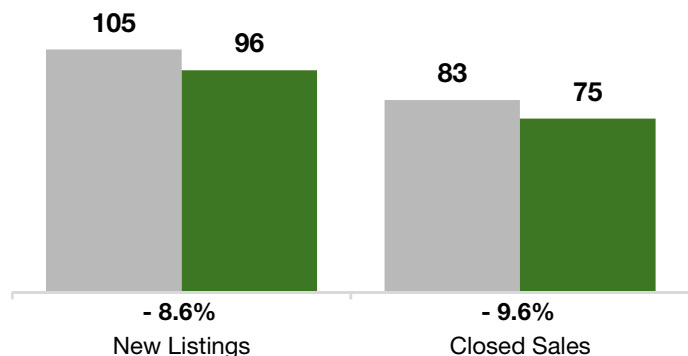
### Year to Date

|                                          | Thru 11-2013 | Thru 11-2014 | + / -   | Thru 11-2013 | Thru 11-2014 | + / -   |
|------------------------------------------|--------------|--------------|---------|--------------|--------------|---------|
| New Listings                             | 105          | 96           | - 8.6%  | 425          | 394          | - 7.3%  |
| Pending Sales                            | 85           | 89           | + 4.7%  | 321          | 286          | - 10.9% |
| Closed Sales                             | 83           | 75           | - 9.6%  | 308          | 262          | - 14.9% |
| Lowest Sale Price*                       | \$73,500     | \$76,000     | + 3.4%  | \$61,100     | \$55,000     | - 10.0% |
| Median Sales Price*                      | \$410,000    | \$432,500    | + 5.5%  | \$405,000    | \$420,000    | + 3.7%  |
| Highest Sale Price*                      | \$835,000    | \$790,000    | - 5.4%  | \$965,000    | \$1,150,000  | + 19.2% |
| Percent of Original List Price Received* | 91.6%        | 94.1%        | + 2.8%  | 91.3%        | 92.6%        | + 1.4%  |
| Inventory of Homes for Sale              | 173          | 146          | - 15.8% | --           | --           | --      |
| Months Supply of Inventory               | 6.2          | 5.8          | - 6.0%  | --           | --           | --      |

\* 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.

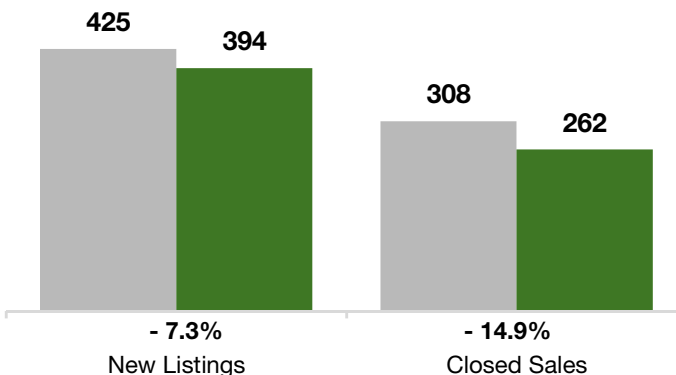
### Last 3 Months

■ Thru 11-2013  
■ Thru 11-2014

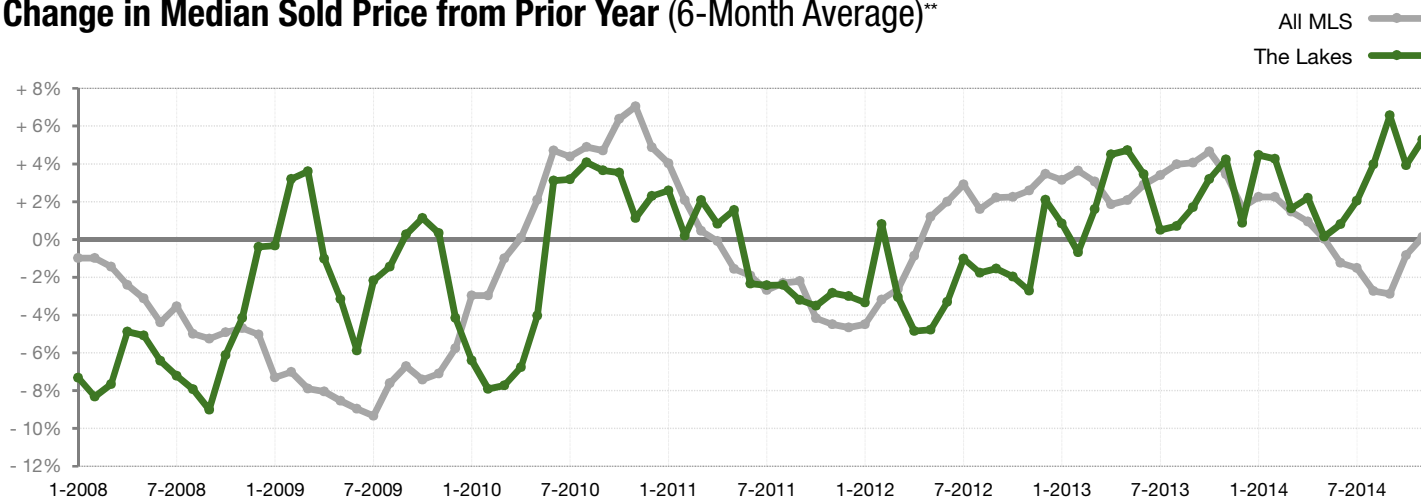


### Year to Date

■ 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.