

# Local Market Update through December 2014

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



## Greater St. George

Includes data from Ft Wadsworth, Concord, Shore Acres, Rosebank, Clifton, Stapleton, Thomkinsville, St George, Ward Hill, Park Hill and Grymes Hill

**- 21.2%**

Year-Over-Year Change in  
New Listings

**- 16.3%**

Year-Over-Year Change in  
Closed Sales

**+ 1.5%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

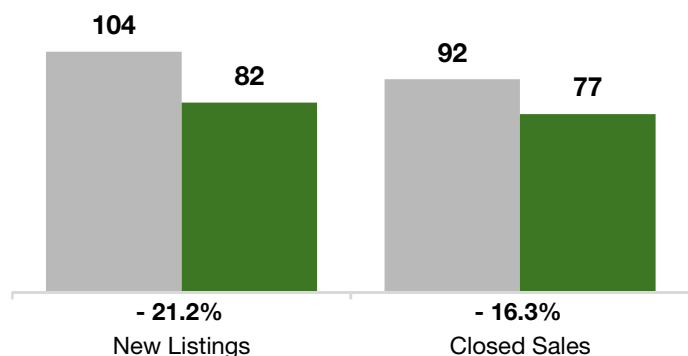
### Year to Date

	Last 3 Months			Year to Date		
	Thru 12-2013	Thru 12-2014	+ / -	Thru 12-2013	Thru 12-2014	+ / -
New Listings	104	82	- 21.2%	506	499	- 1.4%
Pending Sales	72	91	+ 26.4%	288	346	+ 20.1%
Closed Sales	92	77	- 16.3%	289	301	+ 4.2%
Lowest Sale Price*	\$75,000	\$69,000	- 8.0%	\$60,000	\$69,000	+ 15.0%
Median Sales Price*	\$260,000	\$264,000	+ 1.5%	\$282,250	\$280,000	- 0.8%
Highest Sale Price*	\$890,000	\$805,000	- 9.6%	\$1,260,000	\$1,330,000	+ 5.6%
Percent of Original List Price Received*	89.8%	92.8%	+ 3.3%	88.8%	91.1%	+ 2.6%
Inventory of Homes for Sale	289	204	- 29.5%	--	--	--
Months Supply of Inventory	12.0	7.4	- 38.7%	--	--	--

\* 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 12-2013  
■ Thru 12-2014



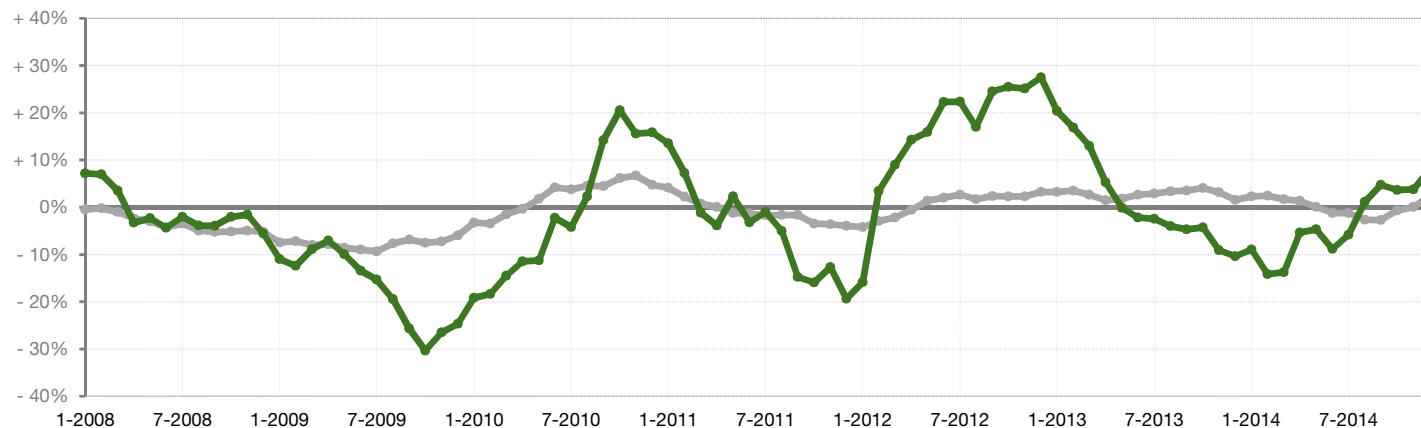
### Year to Date

■ Thru 12-2013  
■ Thru 12-2014



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

All MLS —  
Greater St. George —



\*\*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 January 5, 2015. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.