

# Local Market Update through December 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

**- 3.7%**

**0.0%**

**+ 9.3%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

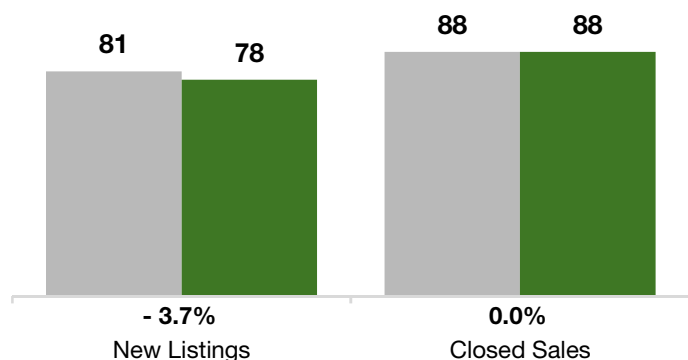
### Year to Date

	Last 3 Months			Year to Date		
	Thru 12-2013	Thru 12-2014	+ / -	Thru 12-2013	Thru 12-2014	+ / -
New Listings	81	78	- 3.7%	444	429	- 3.4%
Pending Sales	75	82	+ 9.3%	342	312	- 8.8%
Closed Sales	88	88	0.0%	342	310	- 9.4%
Lowest Sale Price*	\$72,000	\$75,000	+ 4.2%	\$61,100	\$55,000	- 10.0%
Median Sales Price*	\$399,000	\$436,250	+ 9.3%	\$402,500	\$425,000	+ 5.6%
Highest Sale Price*	\$835,000	\$865,000	+ 3.6%	\$965,000	\$1,150,000	+ 19.2%
Percent of Original List Price Received*	92.8%	93.0%	+ 0.2%	91.5%	92.5%	+ 1.1%
Inventory of Homes for Sale	166	145	- 12.7%	--	--	--
Months Supply of Inventory	5.8	5.7	- 2.5%	--	--	--

\* 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.

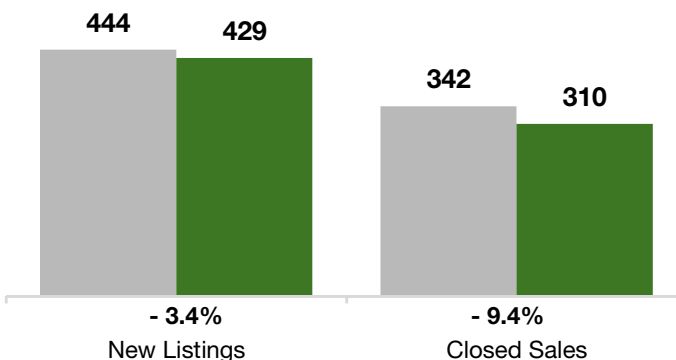
### Last 3 Months

■ Thru 12-2013  
■ Thru 12-2014



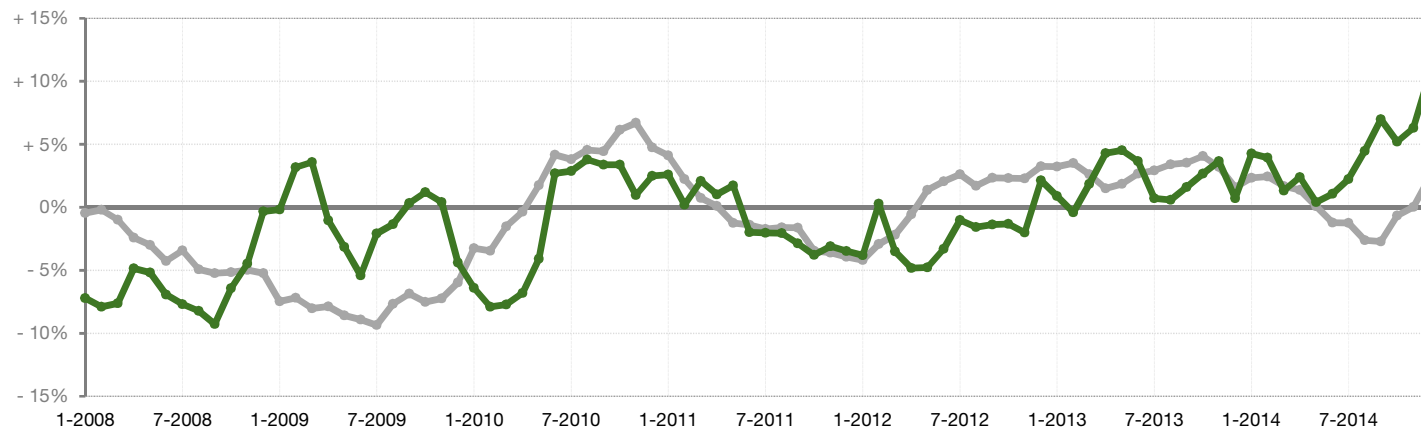
### Year to Date

■ Thru 12-2013  
■ Thru 12-2014



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

All MLS —  
The Lakes —



\*\*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.