

# Local Market Update through February 2015

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

**- 5.8%**

**+ 8.7%**

**+ 9.6%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

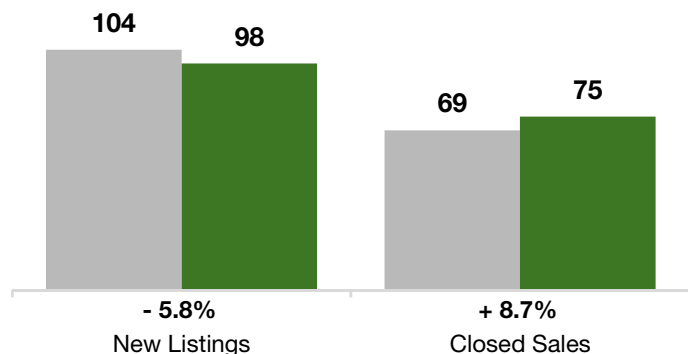
### Year to Date

	Last 3 Months			Year to Date		
	Thru 2-2014	Thru 2-2015	+ / -	Thru 2-2014	Thru 2-2015	+ / -
New Listings	104	98	- 5.8%	78	76	- 2.6%
Pending Sales	63	82	+ 30.2%	47	54	+ 14.9%
Closed Sales	69	75	+ 8.7%	35	47	+ 34.3%
Lowest Sale Price*	\$75,000	<b>\$69,000</b>	- 8.0%	\$87,000	<b>\$69,000</b>	- 20.7%
Median Sales Price*	\$260,000	<b>\$285,000</b>	+ 9.6%	\$240,000	<b>\$285,000</b>	+ 18.8%
Highest Sale Price*	\$890,000	<b>\$805,000</b>	- 9.6%	\$500,000	<b>\$740,000</b>	+ 48.0%
Percent of Original List Price Received*	90.5%	<b>93.2%</b>	+ 2.9%	90.1%	<b>91.9%</b>	+ 2.0%
Inventory of Homes for Sale	276	<b>181</b>	- 34.4%	--	--	--
Months Supply of Inventory	11.3	<b>6.4</b>	- 42.8%	--	--	--

\* 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.

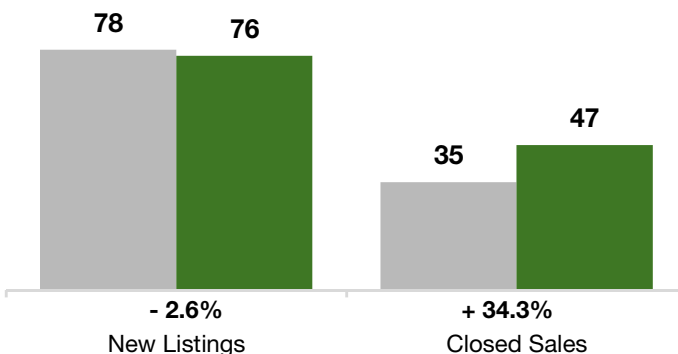
### Last 3 Months

■ Thru 2-2014  
■ Thru 2-2015



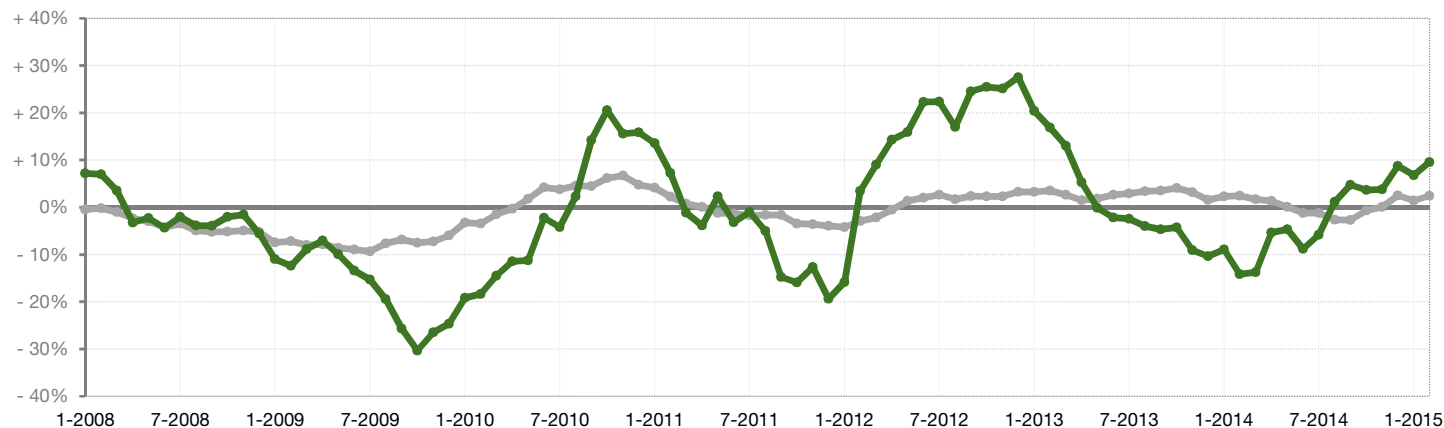
### Year to Date

■ Thru 2-2014  
■ Thru 2-2015



### 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 March 2, 2015. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.