

Local Market Update through July 2015

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



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

- 8.2%

Year-Over-Year Change in New Listings

+ 21.5%

Year-Over-Year Change in Closed Sales

+ 12.4%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 7-2014	Thru 7-2015	+ / -	Thru 7-2014	Thru 7-2015	+ / -
New Listings	170	156	- 8.2%	346	369	+ 6.6%
Pending Sales	96	121	+ 26.0%	174	240	+ 37.9%
Closed Sales	79	96	+ 21.5%	158	193	+ 22.2%
Lowest Sale Price*	\$92,700	\$125,000	+ 34.8%	\$61,500	\$125,000	+ 103.3%
Median Sales Price*	\$382,500	\$430,000	+ 12.4%	\$379,000	\$425,000	+ 12.1%
Highest Sale Price*	\$1,200,000	\$885,000	- 26.3%	\$1,200,000	\$955,000	- 20.4%
Percent of Original List Price Received*	93.1%	95.3%	+ 2.3%	91.5%	94.5%	+ 3.3%
Inventory of Homes for Sale	251	178	- 29.3%	--	--	--
Months Supply of Inventory	10.7	5.4	- 49.2%	--	--	--

* 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.

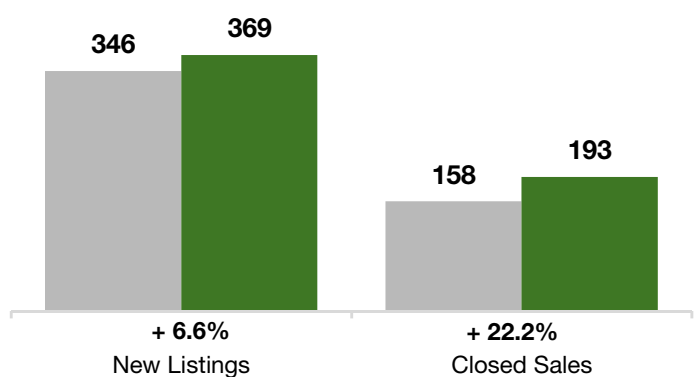
Last 3 Months

■ Thru 7-2014
■ Thru 7-2015



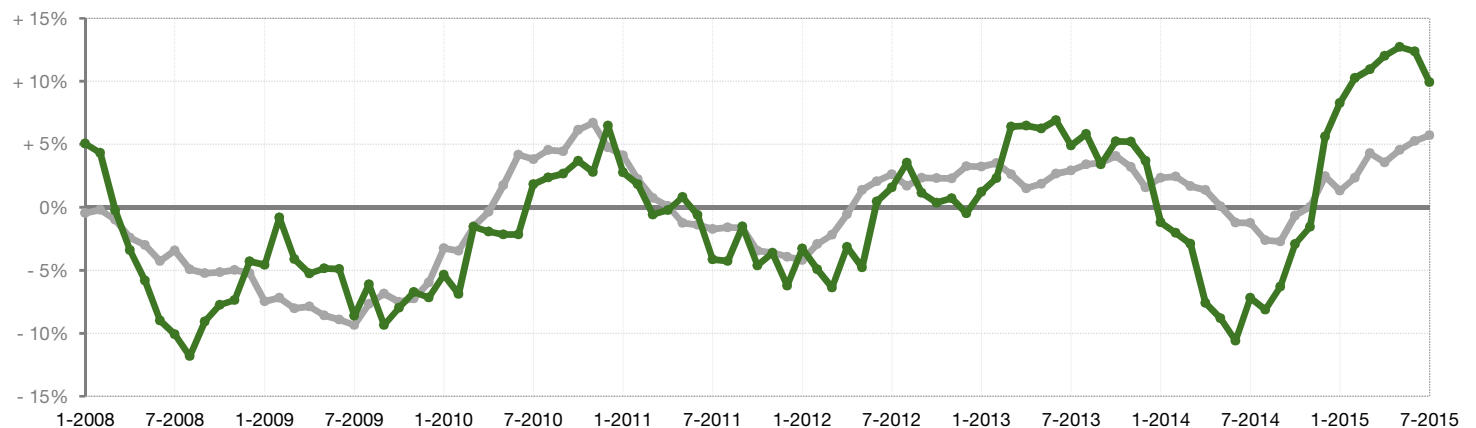
Year to Date

■ Thru 7-2014
■ Thru 7-2015



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

All MLS —
East Shore —



**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 August 3, 2015. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.