

# Local Market Update through July 2015

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



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**- 10.4%**

Year-Over-Year Change in  
New Listings

**+ 27.8%**

Year-Over-Year Change in  
Closed Sales

**- 3.1%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

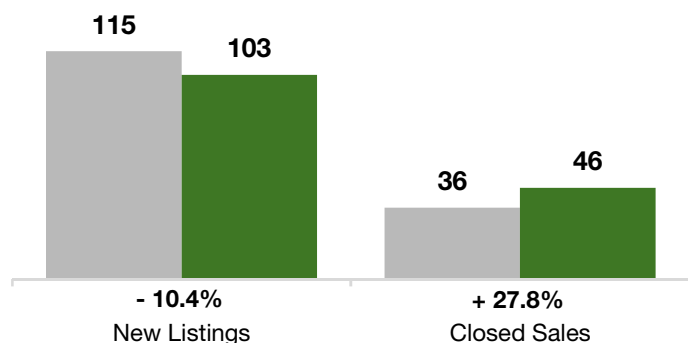
### Year to Date

	Thru 7-2014	Thru 7-2015	+ / -	Thru 7-2014	Thru 7-2015	+ / -
New Listings	115	103	- 10.4%	198	208	+ 5.1%
Pending Sales	40	55	+ 37.5%	75	110	+ 46.7%
Closed Sales	36	46	+ 27.8%	62	86	+ 38.7%
Lowest Sale Price*	\$280,000	<b>\$235,000</b>	- 16.1%	\$130,000	<b>\$185,000</b>	+ 42.3%
Median Sales Price*	\$645,000	<b>\$625,000</b>	- 3.1%	\$657,500	<b>\$597,500</b>	- 9.1%
Highest Sale Price*	\$2,375,000	<b>\$2,650,000</b>	+ 11.6%	\$2,375,000	<b>\$2,650,000</b>	+ 11.6%
Percent of Original List Price Received*	93.4%	<b>91.3%</b>	- 2.2%	91.9%	<b>91.7%</b>	- 0.2%
Inventory of Homes for Sale	151	148	- 2.0%	--	--	--
Months Supply of Inventory	14.6	11.3	- 22.8%	--	--	--

\* 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.

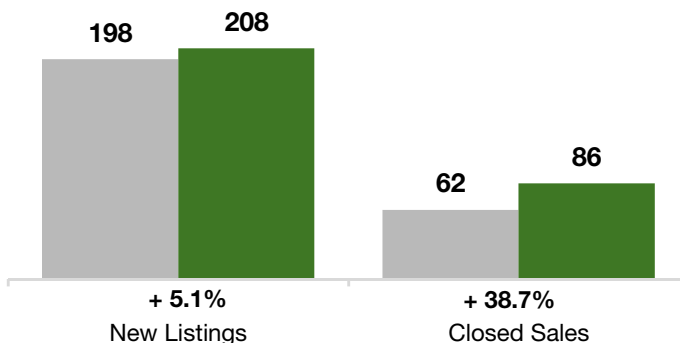
### Last 3 Months

■ Thru 7-2014  
■ Thru 7-2015



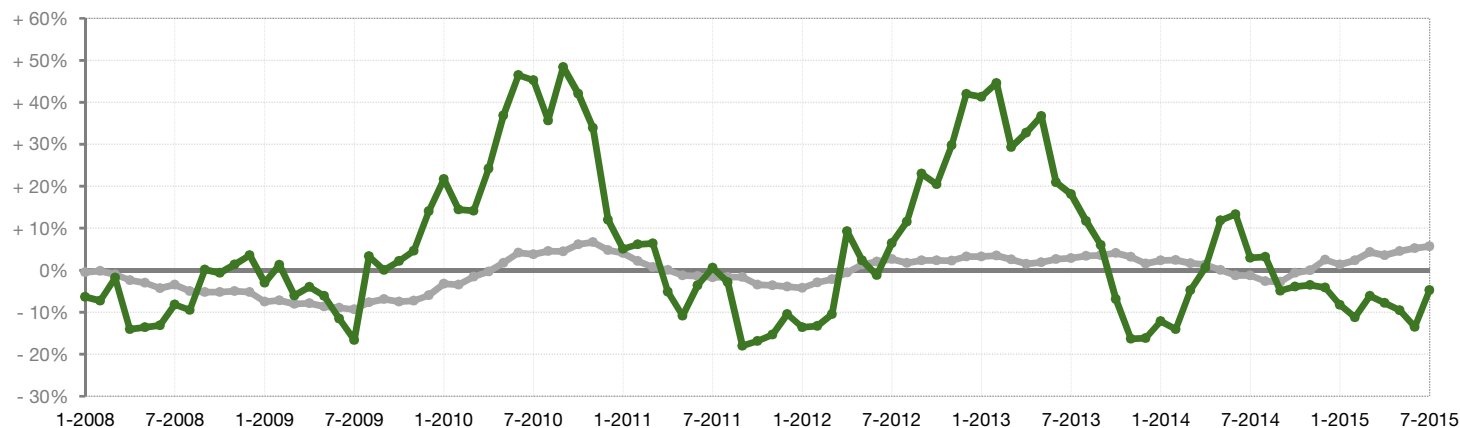
### Year to Date

■ Thru 7-2014  
■ Thru 7-2015



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

All MLS —  
The Hills —



\*\*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.