

# Local Market Update through July 2015

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

**- 16.8%**

Year-Over-Year Change in New Listings

**- 2.6%**

Year-Over-Year Change in Closed Sales

**+ 15.0%**

One-Year Change in Median Sales Price\*

### Last 3 Months

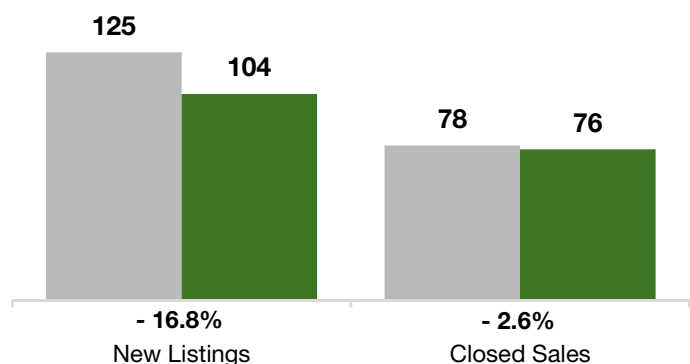
### Year to Date

	Thru 7-2014	Thru 7-2015	+ / -	Thru 7-2014	Thru 7-2015	+ / -
New Listings	125	104	- 16.8%	273	245	- 10.3%
Pending Sales	86	85	- 1.2%	176	183	+ 4.0%
Closed Sales	78	76	- 2.6%	168	159	- 5.4%
Lowest Sale Price*	\$89,900	\$110,000	+ 22.4%	\$70,000	\$66,000	- 5.7%
Median Sales Price*	\$408,750	\$470,000	+ 15.0%	\$411,000	\$447,500	+ 8.9%
Highest Sale Price*	\$780,000	\$866,500	+ 11.1%	\$780,000	\$990,000	+ 26.9%
Percent of Original List Price Received*	92.5%	92.9%	+ 0.4%	92.0%	92.4%	+ 0.4%
Inventory of Homes for Sale	182	127	- 30.3%	--	--	--
Months Supply of Inventory	7.1	4.9	- 31.0%	--	--	--

\* 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.

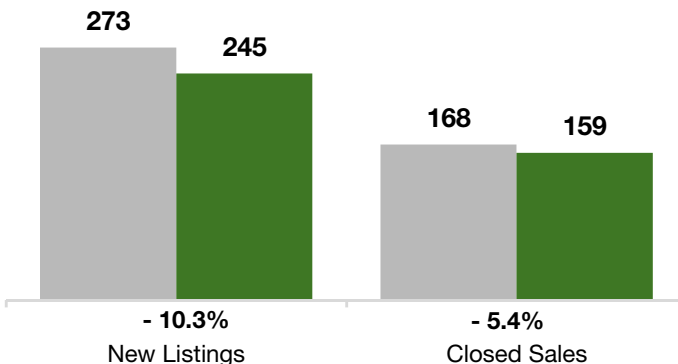
### Last 3 Months

■ Thru 7-2014  
■ Thru 7-2015



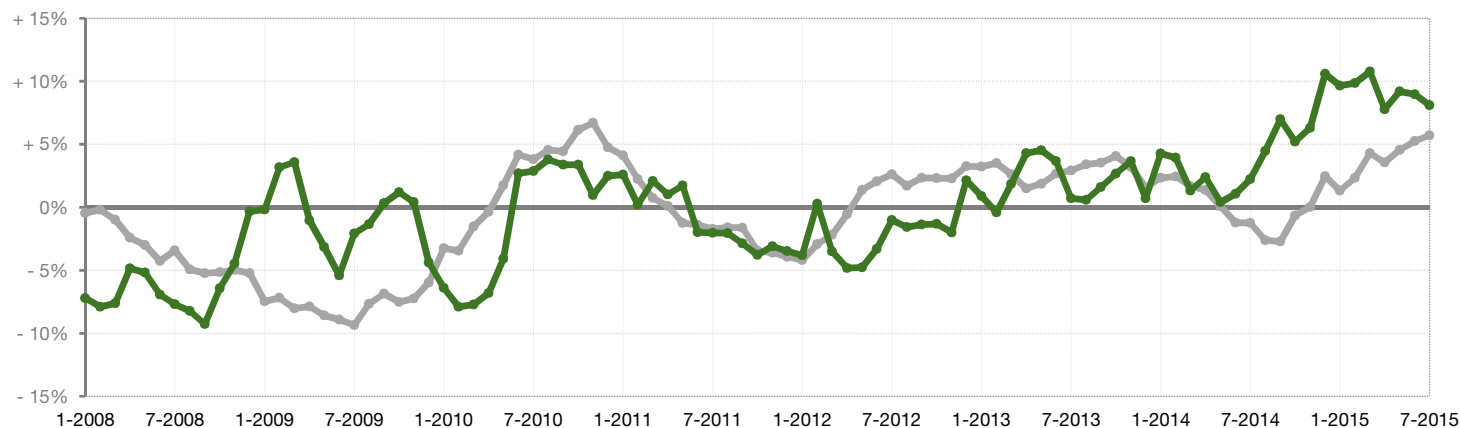
### Year to Date

■ Thru 7-2014  
■ Thru 7-2015



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

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