

Local Market Update through January 2012

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



South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

+ 8.5%

Year-Over-Year Change in New Listings

- 9.8%

Year-Over-Year Change in Closed Sales

- 2.6%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 1-2011	Thru 1-2012	+ / -	Thru 1-2011	Thru 1-2012	+ / -
New Listings	235	255	+ 8.5%	110	117	+ 6.4%
Pending Sales	132	119	- 9.8%	31	43	+ 38.7%
Closed Sales	143	155	+ 8.4%	53	35	- 34.0%
Lowest Sale Price*	\$195,000	\$127,900	- 34.4%	\$200,000	\$239,000	+ 19.5%
Median Sales Price*	\$457,000	\$445,000	- 2.6%	\$415,000	\$467,000	+ 12.5%
Highest Sale Price*	\$1,275,000	\$1,450,000	+ 13.7%	\$998,550	\$895,000	- 10.4%
Percent of Original List Price Received*	91.6%	91.6%	+ 0.0%	91.7%	92.1%	+ 0.4%
Inventory of Homes for Sale	637	687	+ 7.9%	610	652	+ 6.9%
Months Supply of Inventory	13.3	14.3	+ 7.5%	12.8	13.5	+ 6.0%

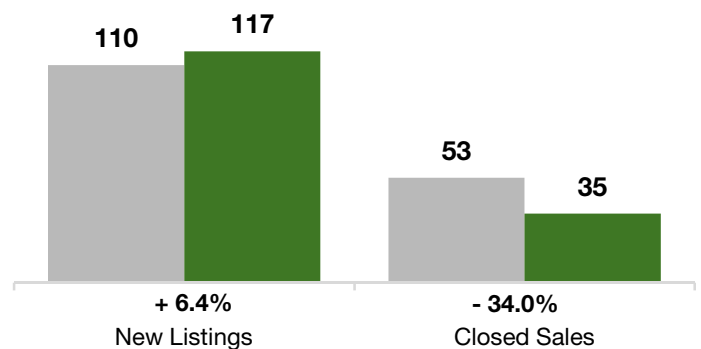
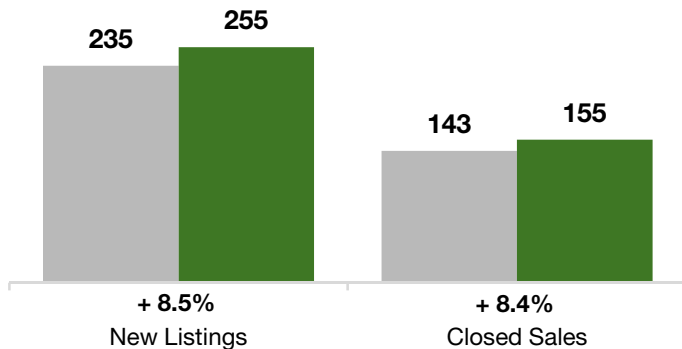
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 1-2011
■ Thru 1-2012

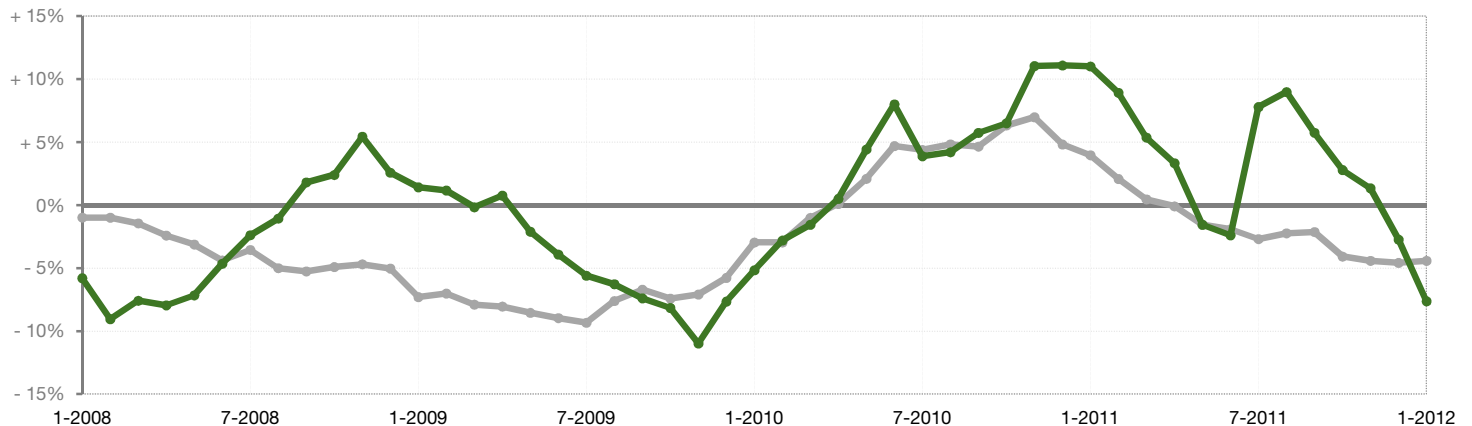
Year to Date

■ Thru 1-2011
■ Thru 1-2012



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

All MLS —
South 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 January 9, 2012. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.