STATEN ISLAND
RESIDENTIAL MARKET REPORT

July 2017

Residential Market Report Overview

The Staten Island Market Report is organized in six distinct sections and it is designed as a guide to the borough's residential market. The report includes key market stats, the most up-to-date monthly sales data, and charts that give a clear picture of current market conditions.

The first section - Residential Market Overview - shows the borough's median sale price per property and per square foot, together with trends and changes over the past year. The second section informs on the borough's most expensive sales for each residential property type included: single-family homes, condo and co-op units.

Then, the last four sections of the report take a closer look at Staten Island's neighborhoods: informative sales maps are complemented by a section dedicated to the borough's most expensive neighborhoods ranked by median sales price per square foot. Each Staten Island neighborhood has a dedicated one-page snapshot, which includes a short description of the neighborhood's profile, plus useful sales stats: median sale price, median sale price per square foot, number of transactions and a breakdown by type of residential properties sold.

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Residential Market Overview

Staten Island, July 2017

Median Sale Price

$480K

7% YoY

Median Price/Sq.ft.

$333

11% YoY

No. of Transactions

547

18% YoY

▶ Single family

Median price/sq.ft.

$338

Median price / No. of Transactions

$500K

494

▶ Condo

Median price/sq.ft.

$310

Median price / No. of Transactions

$332K

53
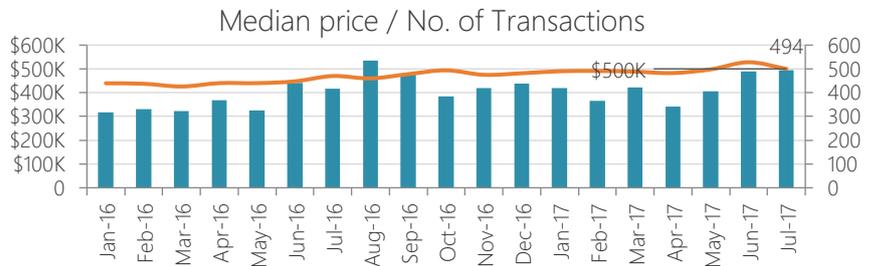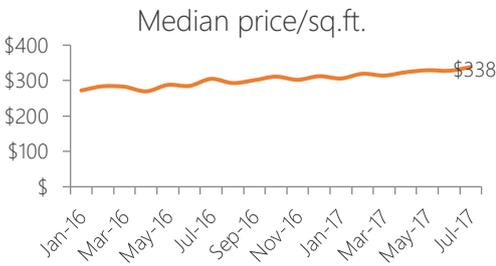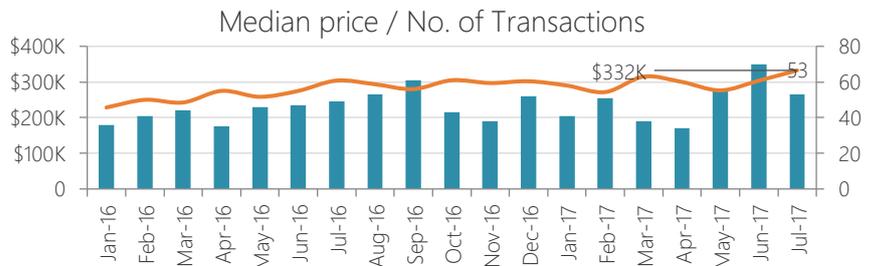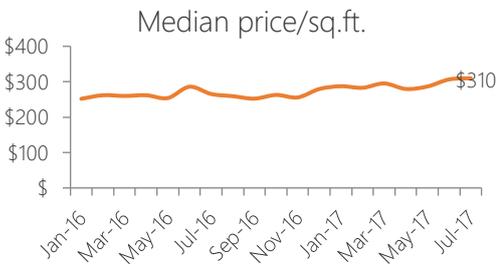
Top 10 Residential Sales

Staten Island, July 2017

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	134 Ridge Ave	$1,450,000	28-Jul-17	3,150	$460	Todt Hill
2	65 Ridge Loop	$1,300,000	17-Jul-17	2,935	$443	Todt Hill
3	242 Finlay St	$1,050,000	12-Jul-17	4,520	$232	Tottenville
4	561 Rockaway St	$1,017,231	26-Jul-17	-	-	Tottenville
5	464 Correll Ave	$999,900	03-Jul-17	-	-	Rossville
6	5299-5301 Amboy Rd	$997,885	10-Jul-17	2,725	$366	Huguenot
7	18 Sunset Hill Dr	$995,000	27-Jul-17	7,500	$133	West Brighton
8	325 Park St	$970,000	14-Jul-17	2,912	$333	Richmond Town
9	184 Bedell Ave	$930,000	27-Jul-17	3,900	$238	Tottenville
10	263 Martin Ave	$925,000	06-Jul-17	2,608	$355	Willowbrook

Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	90 Bay Street Lndg #5B	$950,000	24-Jul-17	1,592	$597	St. George
2	90 Bay Street Lndg #6B	$900,000	21-Jul-17	1,592	$565	St. George
3	80 Bay Street Lndg #5H	$753,000	18-Jul-17	900	$837	St. George
4	155 Bay St #5L	$450,000	26-Jul-17	1,133	$397	St. George
5	959 Goethals Rd N #139	$438,000	20-Jul-17	1,917	$228	Graniteville
6	130 Hampton Pl	$415,000	20-Jul-17	1,188	$349	Rossville
7	247-251 Windham Loop	$409,000	20-Jul-17	1,568	$261	Heartland Village
8	81 Hammock Ln	$395,000	11-Jul-17	1,805	$219	Rossville
9	84 A Lamped Loop	$384,000	03-Jul-17	1,649	$233	Heartland Village
10	11 Arielle Ln #153	$380,000	11-Jul-17	1,306	$291	Heartland Village

Map of Neighborhoods

Staten Island, July 2017

St. George
$516,250

Randall Manor
$399,800

Ward Hill
n/a

Port Ivory - Howland Hook
n/a

Mariner's Harbor
$358,500

Elm Park
$395,000

West New Brighton
n/a

Stapleton
$313,096

Graniteville
$375,000

Bloomfield
n/a

Westerleigh
$515,000

Castleton Corners
$539,000

Clifton
$305,000

Sunnyside
$535,000

Rosebank - Shore Acres
n/a

Bulls Head
$549,855

Willowbrook
$599,000

Manor Heights
$687,000

Grasmere - Concord
n/a

Arrochar
$470,000

Chelsea - Travis
$459,950

New Springville
$592,000

Todt Hill
$570,000

Dongan Hills
$495,000

Freshkills Park
n/a

La Tourette Park
n/a

Richmond Town
$559,000

New Dorp
$562,500

Midland Beach
$304,485

Arden Heights
$445,000

Oakwood
$545,000

Rossville
$392,250

Great Kills
$505,000

Charleston
$515,000

Woodrow
$550,000

Eltingville
$520,000

The Tides at Charleston
n/a

Annadale
$473,500

Richmond Valley
n/a

Prince's Bay
$556,000

Pleasant Plains
n/a

Tottenville
$395,000

Top Neighborhoods

Staten Island, July 2017

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Lighthouse Hill	$451	$730,000	4	-	-	$730,000
2	Grant City	$426	$361,750	5	$253,500	-	$470,000
3	St. George	$425	$516,250	10	$826,500	-	$385,000
4	Bay Terrace	$425	$562,500	10	-	-	$562,500
5	Castleton Corners	$419	$539,000	19	-	-	$539,000
6	Manor Heights	$418	$687,000	10	-	-	$687,000
7	Arrochar	$412	$470,000	21	-	-	$470,000
8	Annadale	$404	$473,500	8	-	-	$473,500
9	Woodrow	$404	$550,000	6	-	-	$550,000
10	South Beach	$403	$602,500	8	-	-	$602,500
11	Westerleigh	$394	$515,000	18	$364,000	-	$520,000
12	Todt Hill	$387	$570,000	9	-	-	$570,000
13	Eltingville	$386	$520,000	14	-	-	$520,000
14	Park Hill	$384	$359,000	9	$140,000	-	$359,500
15	Willowbrook	$382	$599,000	9	-	-	$599,000
16	Oakwood	$375	$545,000	6	-	-	$545,000
17	Richmond Town	$365	$559,000	14	-	-	$559,000
18	New Dorp	$359	$562,500	5	-	-	$562,500
19	Dongan Hills	$350	$495,000	14	$332,000	-	$506,000
20	Arden Heights	$338	$445,000	24	-	-	$445,000
21	Chelsea - Travis	$336	$459,950	8	-	-	$459,950
22	Bulls Head	$327	$549,855	16	$379,932	-	$589,928
23	Great Kills	$326	$505,000	39	$257,450	-	$510,000
24	Charleston	$324	$515,000	4	-	-	$515,000
25	New Springville	$323	$592,000	19	$374,800	-	$601,000
26	Midland Beach	$321	$304,485	15	-	-	$304,485
27	Grasmere	$314	$550,000	4	-	-	$550,000
28	Rossville	$312	$392,250	35	$360,000	-	$475,000
29	Randall Manor	$305	$399,800	4	-	-	$399,800
30	New Dorp Beach	$300	$234,100	10	-	-	$234,100
31	Rosebank	$294	$500,000	11	$190,000	-	$502,000
32	Heartland Village	$283	$325,000	11	$312,500	-	$460,000
33	Graniteville	$278	$375,000	16	$298,000	-	$420,000
34	Huguenot	$271	$741,250	5	-	-	$741,250
35	Port Richmond	$268	$375,000	10	-	-	$375,000
36	Prince's Bay	$263	$556,000	15	-	-	$556,000
37	Clifton	$261	$305,000	11	-	-	$305,000
38	West Brighton	$256	$480,000	10	-	-	$480,000
39	Grymes Hill - Silver Lake	$253	$496,867	8	-	-	$496,867
40	Tottenville	$252	$395,000	21	$256,250	-	$455,000

This is a ranking of Staten Island neighborhoods based on median sale price per sq.ft.
Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.

Sales Maps

Staten Island, July 2017

Price / Sq.ft.

The map displays Price per sq.ft. for properties sold in the last 5 years.
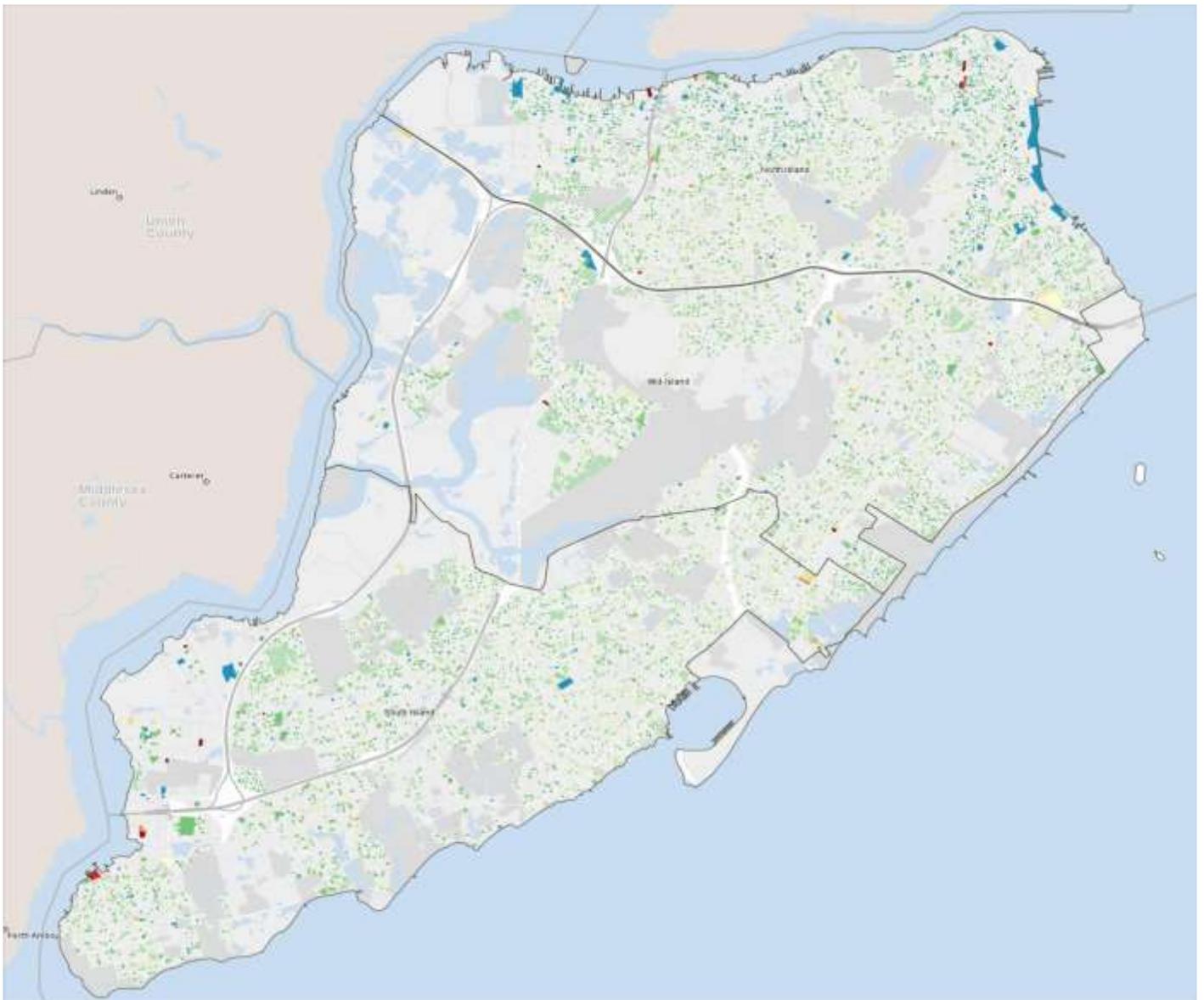
Annadale

Staten Island, July 2017

With a large wildlife preserve in the middle of it, Annadale is a city neighborhood with the country at heart. The Blue Heron Park Preserve covers more than 222 acres and includes swamps, ponds, and small streams. The neighborhood is served by the Staten Island Railway's Annadale Station and has both local and express buses.
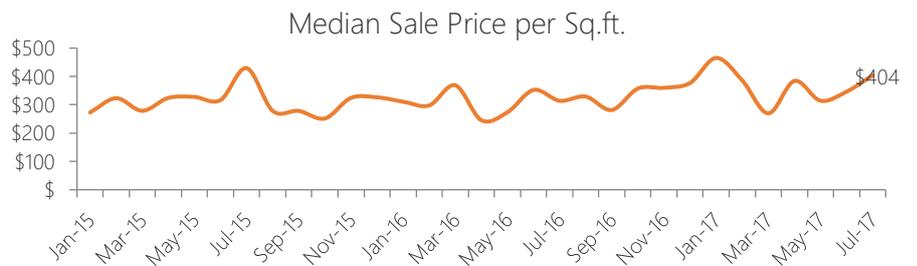
▶ Median Sale Price

$474K

-27% YoY

Median Sale Price

$474K

▶ Median Sale Price per Sq.ft.

$404

29% YoY

Median Sale Price per Sq.ft.

$404

▶ Number of Transactions

8

-20% YoY

Number of Transactions

8
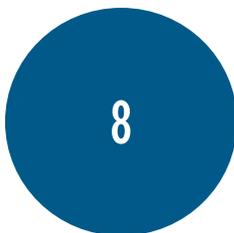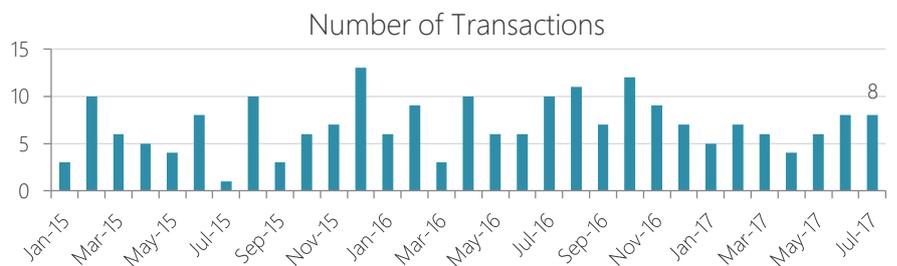
▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$473,500	-27%	$404	29%	8
Condos	-	-	-	-	0

Arden Heights

Staten Island, July 2017

Until recently Arden Heights was simply the western part of Annadale, but the name is now found on most NYC maps. Most housing is found in clustered townhomes on looped streets with one way in and one way out. Off the main roads, residents have a 16-acre park and very little traffic, which are anomalies in overdeveloped Staten Island.

▶ **Median Sale Price**

$445K

-13% YoY

Median Sale Price

$600K
$500K
$400K
$300K
$200K
$100K
$
$445K

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ **Median Sale Price per Sq.ft.**

$338

24% YoY

Median Sale Price per Sq.ft.

$400
$300
$200
$100
$
$338

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ **Number of Transactions**

24

4% YoY

Number of Transactions

40
30
20
10
0
24

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ **Type of Properties Sold**

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$445,000	-13%	$338	24%	24
Condos	-	-	-	-	0

Arrochar

Staten Island, July 2017

Arrochar's properties are primarily one-family and two-family homes, along with those that house small businesses. The neighborhood is within close proximity of the Verrazano-Narrows Bridge, and was home to the famous architect Henry Hobson Richardson.

▶ Median Sale Price
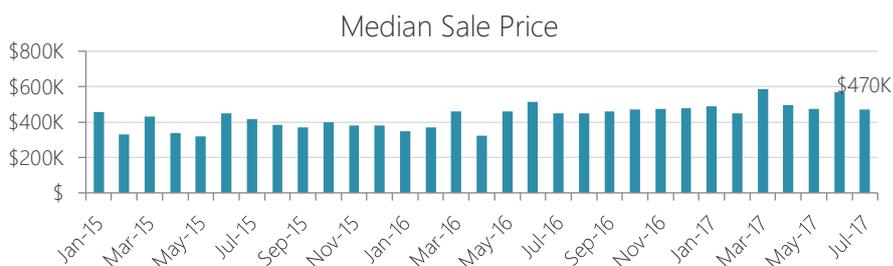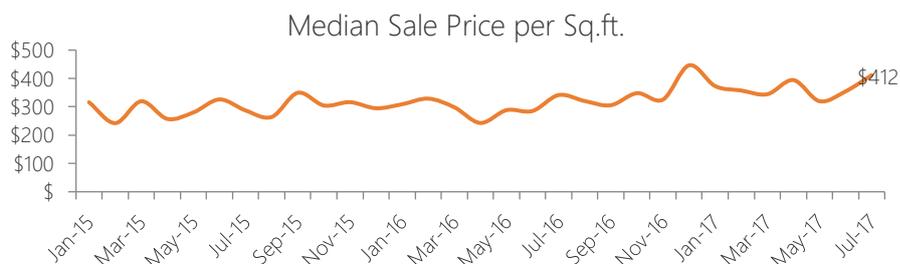
$470K

4% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$412

21% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

21

11% YoY

Number of Transactions

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$470,000	4%	$412	25%	21
Condos	-	-	-	-	0

Bay Terrace

Staten Island, July 2017

Formerly known as Whitlock and renamed after one of its main thoroughfares, Bay Terrace has 33 streets. This is a growing neighborhood, as is evidenced by the new and ever-expanding residential and commercial developments here. The Staten Island Railway stops at Bay Terrace station and there are numerous local and express buses along Hylan Boulevard.

▶ Median Sale Price
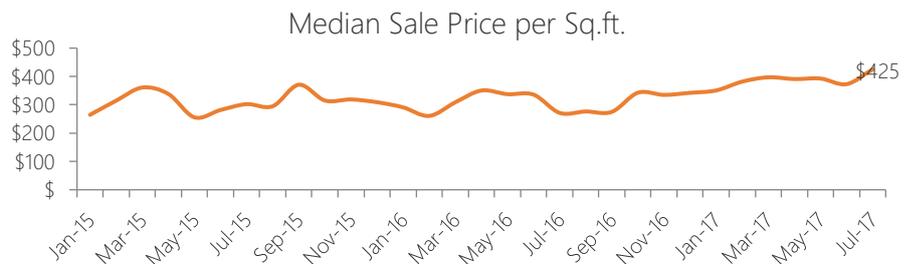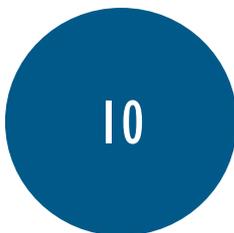
$563K

-13% YoY

Median Sale Price

$563K

▶ Median Sale Price per Sq.ft.

$425

57% YoY

Median Sale Price per Sq.ft.

$425

▶ Number of Transactions

10

150% YoY

Number of Transactions

10

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$562,500	-13%	$425	57%	10
Condos	-	-	-	-	0

Bulls Head

Staten Island, July 2017

Bulls Head is a middle-class community that's known for its numerous small shopping centers and traditional, locally owned neighborhood shops. Housing options are plentiful and include semi-detached homes, townhomes, ranches, and newly built condos.

▶ **Median Sale Price**
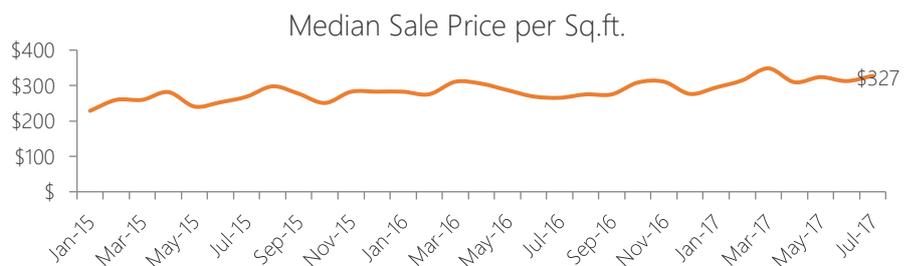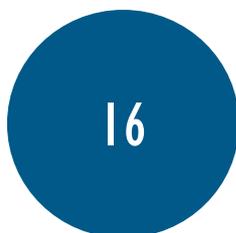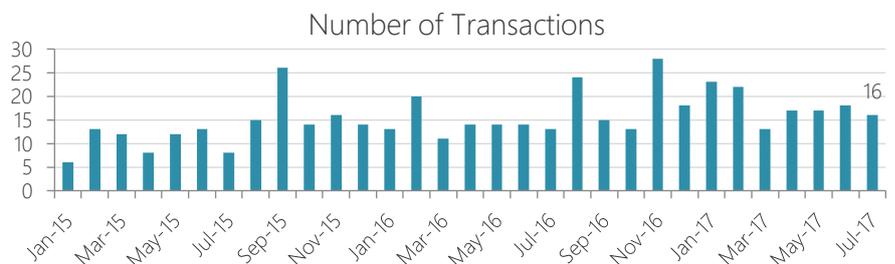
$550K

17% YoY

Median Sale Price

$550K

▶ **Median Sale Price per Sq.ft.**

$327

23% YoY

Median Sale Price per Sq.ft.

$327

▶ **Number of Transactions**

16

23% YoY

Number of Transactions

16

▶ **Type of Properties Sold**

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$589,928	13%	$322	14%	15
Condos	$379,932	10%	$400	51%	1

Castleton Corners

Staten Island, July 2017

Older stately homes full of character are aplenty in Castleton Corners, where the streets are lined with trees and modern townhomes are being built. Residents consider it a historic example of yesteryear, combining both the quaint and the modern.

▶ ## Median Sale Price
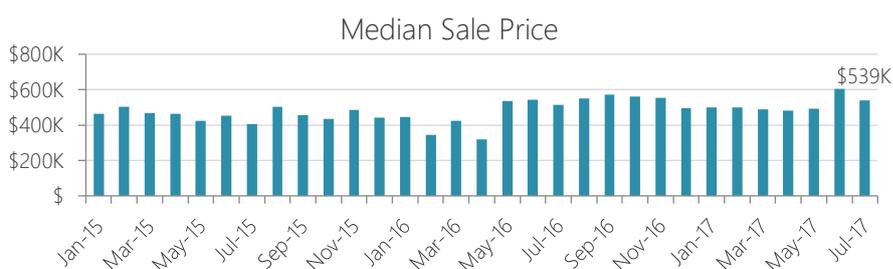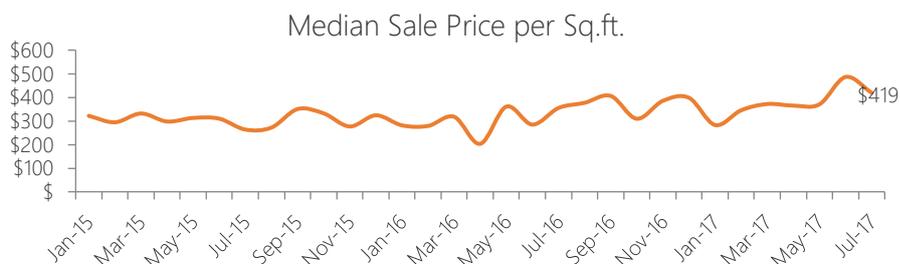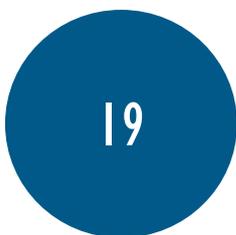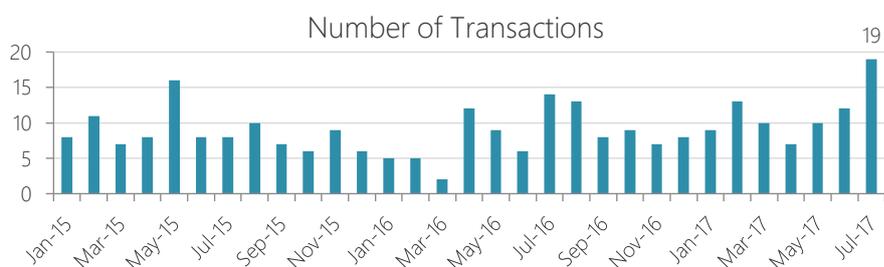
$539K

5% YoY

Median Sale Price

$539K

▶ ## Median Sale Price per Sq.ft.

$419

18% YoY

Median Sale Price per Sq.ft.

$419

▶ ## Number of Transactions

19

36% YoY

Number of Transactions

19

▶ ## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$539,000	5%	$419	18%	19
Condos	-	-	-	-	0

Charleston

Staten Island, July 2017

Charleston is on the South Shore of Staten Island and is an area with a lot of recent development, including a new open-air lifestyle center, Bricktown Centre, and a new outlet mall is the first outlet mall ever built within New York City. Charleston is one of the most sparsely populated neighborhoods in not just Staten Island but in all of NYC.
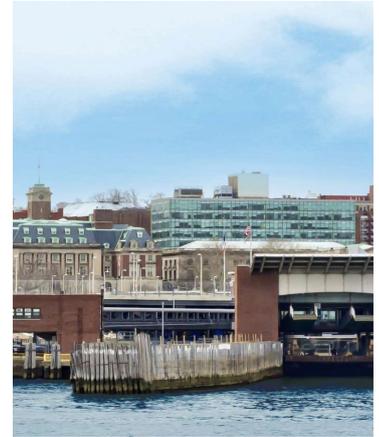
▶ Median Sale Price
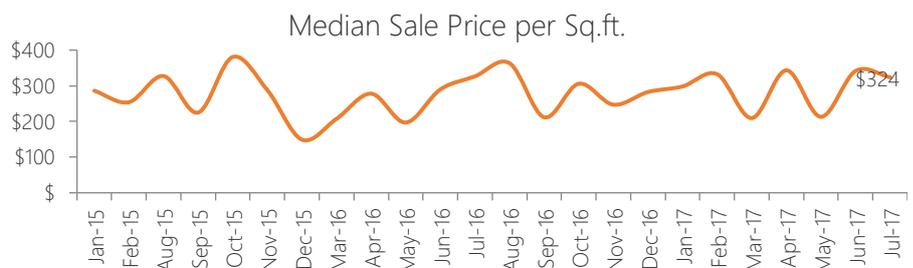
$515K

10% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$324

-1% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

4

300% YoY

Number of Transactions

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$515,000	10%	$324	-1%	4
Condos	-	-	-	-	0

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Chelsea - Travis

Staten Island, July 2017
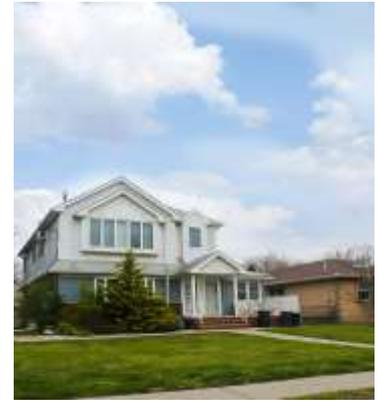
Though Travis and Chelsea are actually separate areas, they're widely considered as a single neighborhood. This is a mainly industrial area that is considered by some to be West Shore while others consider it Mid-Island. Either way, there's a Staten Island Railway stop as well as a direct bus service to Manhattan during rush hours.

▶ Median Sale Price
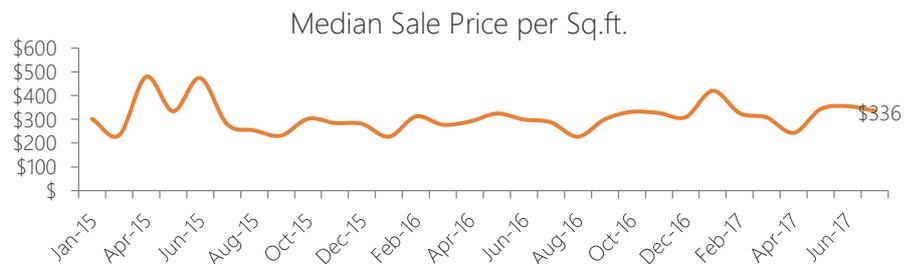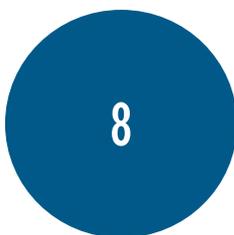
$460K

-6% YoY

Median Sale Price

$1.0M
$800K
$600K
$460K
$400K
$200K
$

Jan-15 Apr-15 Jun-15 Aug-15 Oct-15 Dec-15 Feb-16 Apr-16 Jun-16 Aug-16 Oct-16 Dec-16 Feb-17 Apr-17 Jun-17

▶ Median Sale Price per Sq.ft.

$336

17% YoY

Median Sale Price per Sq.ft.

$600
$500
$400
$336
$300
$200
$100
$

Jan-15 Apr-15 Jun-15 Aug-15 Oct-15 Dec-15 Feb-16 Apr-16 Jun-16 Aug-16 Oct-16 Dec-16 Feb-17 Apr-17 Jun-17

▶ Number of Transactions

8

60% YoY

Number of Transactions

12
10
8
6
4
2
0

Jan-15 Apr-15 Jun-15 Aug-15 Oct-15 Dec-15 Feb-16 Apr-16 Jun-16 Aug-16 Oct-16 Dec-16 Feb-17 Apr-17 Jun-17

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$459,950	-6%	$336	17%	8
Condos	-	-	-	-	0

Clifton

Staten Island, July 2017

Clifton is primarily made up of single-family homes, but in the past ten years a number of duplexes and attached homes have been developed on land that was once only zoned for commercial use. The Staten Island Railway stops in Clifton and there are just three stops to the Staten Island Ferry. Other transportation options include local and express buses.
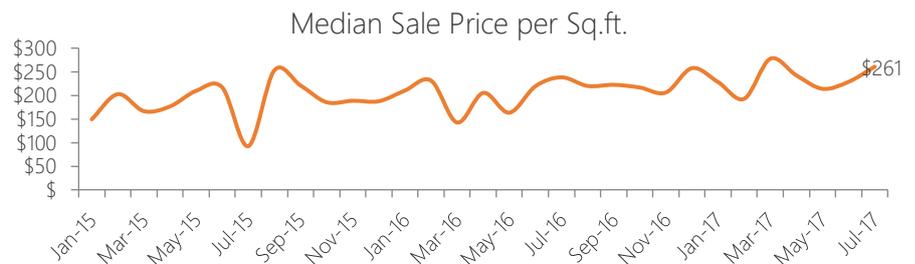
▶ Median Sale Price

$305K

-29% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$261

9% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

11

38% YoY

Number of Transactions
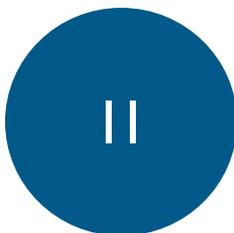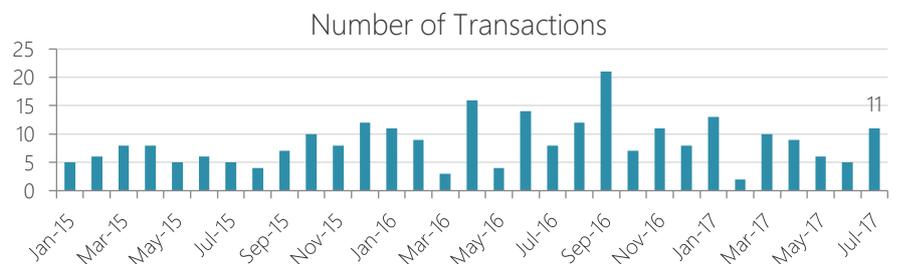
▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$305,000	-29%	$261	9%	11
Condos	-	-	-	-	0

Dongan Hills

Staten Island, July 2017

Often situated on geographically-elevated land parcels, the single-family homes in Dongan Hills are some of the most luxurious in Staten Island. Located in a valley between Emerson Hill and Todt Hill, this neighborhood is home to a large public library, has its own stop on the Staten Island Railway and is served by six local buses and five express buses to Midtown Manhattan.

▶ Median Sale Price
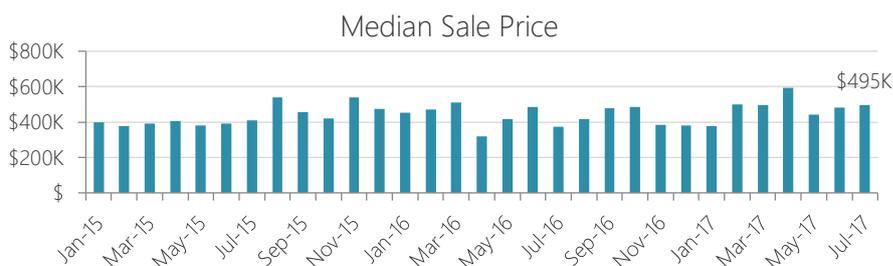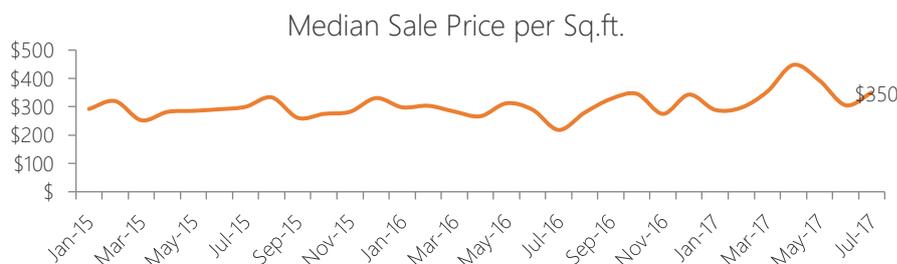
$495K

33% YoY

Median Sale Price

$495K

▶ Median Sale Price per Sq.ft.

$350

60% YoY

Median Sale Price per Sq.ft.

$350

▶ Number of Transactions

14

27% YoY

Number of Transactions

14
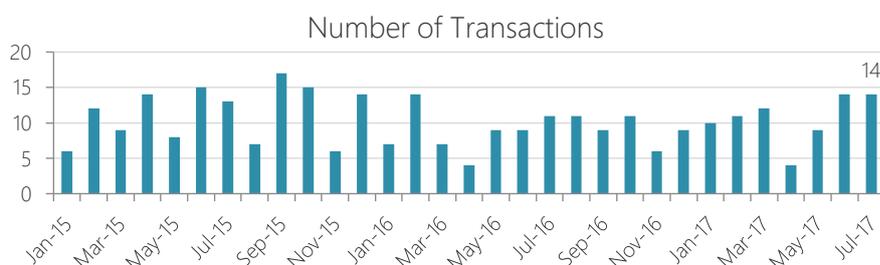
▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$506,000	26%	$268	18%	11
Condos	$332,000	264%	$376	152%	3

Elm Park

Staten Island, July 2017

Geographically speaking, Elm Park is one of the smallest neighborhoods in Staten Island and was previously known as both Jacksonville and Lowville. Home buyers can find single-family, multifamily and condominium properties here.

▶ Median Sale Price
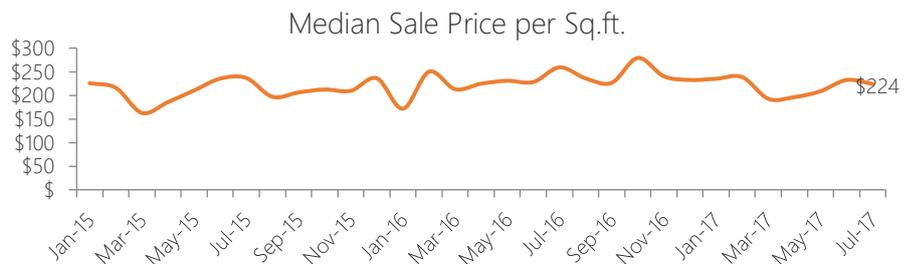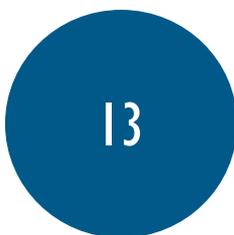
$395K

-11% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$224

-14% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

13

225% YoY

Number of Transactions

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$395,000	-11%	$224	-14%	13
Condos	-	-	-	-	0

Eltingville

Staten Island, July 2017

While most homes in Eltingville were built between 1965 and 1990 there are also brand new builds and 150-year-old houses. Families flock to this neighborhood for the lush landscaping, numerous trees, and green lawns and backyards. The convenient Eltingville Transit Center has a Staten Island Railway stop as well as both local and express buses.

▶ Median Sale Price

$520K

24% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$386

-4% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

14

133% YoY

Number of Transactions

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$520,000	24%	$386	-4%	14
Condos	-	-	-	-	0

Graniteville

Staten Island, July 2017

Originally named Bennett's Corners, Graniteville's current name came from the quarries that were operated there in the late 19th century. Residential development began in the mid-'60s and today a busy commercial strip on Richmond Avenue includes many shops and restaurants. There is no train service but there are several local and express buses.

▶ **Median Sale Price**

$375K

39% YoY

Median Sale Price
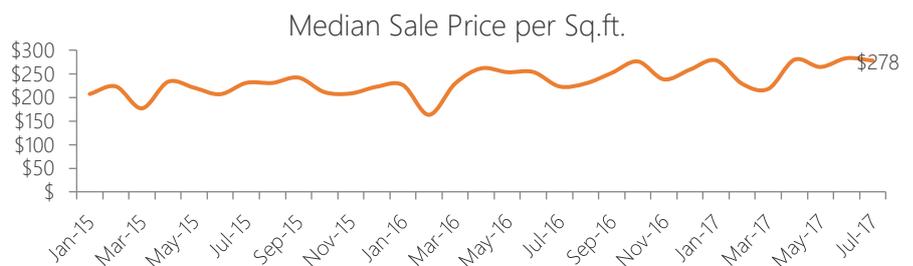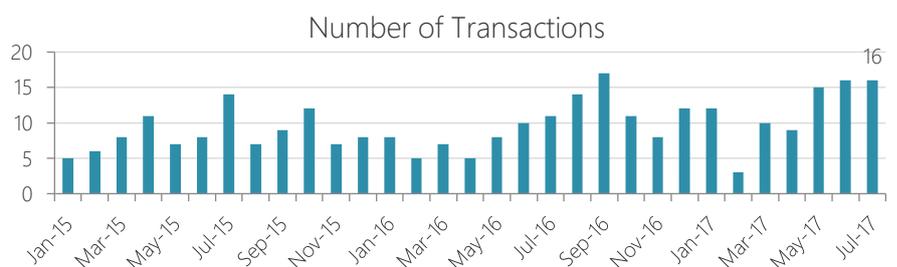
$375K

▶ **Median Sale Price per Sq.ft.**

$278

25% YoY

Median Sale Price per Sq.ft.

$278

▶ **Number of Transactions**

16

45% YoY

Number of Transactions

16

▶ **Type of Properties Sold**

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$420,000	25%	$278	46%	11
Condos	$298,000	12%	$267	19%	5

P: 718-715-1758   www.PropertyShark.com   support@PropertyShark.com

Grant City

Staten Island, July 2017
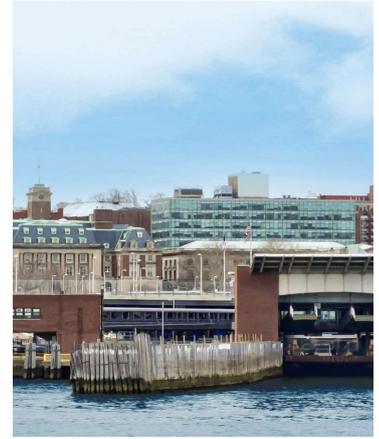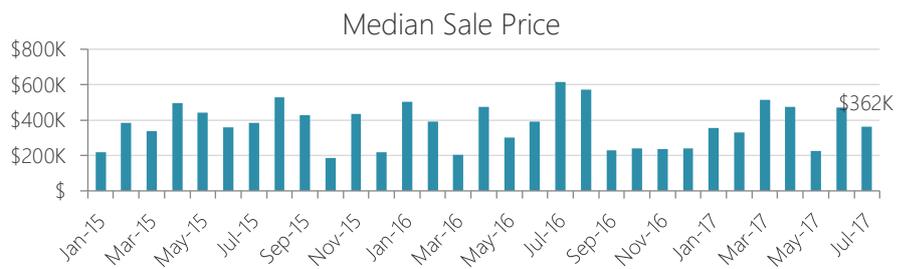
▶ Median Sale Price

$362K

-41% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$426

27% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

5

25% YoY

Number of Transactions
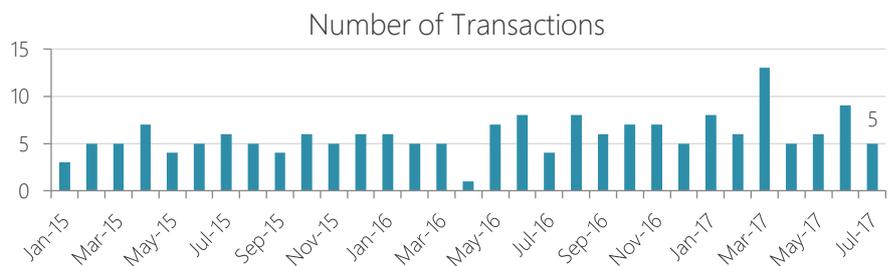
▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$470,000	-32%	$561	47%	4
Condos	$253,500	75%	$292	10%	1

Grasmere

Staten Island, July 2017
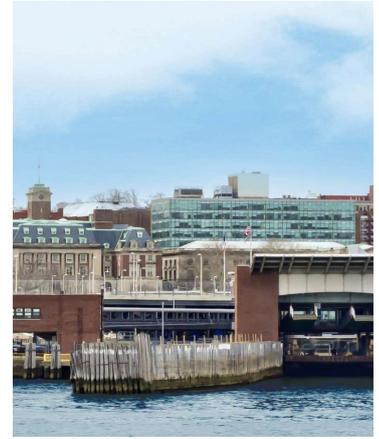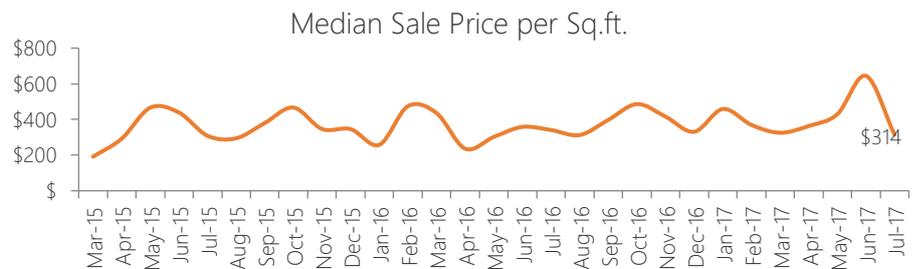
▶ Median Sale Price

$550K

-14% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$314

-8% YoY

Median Sale Price per Sq.ft.

$314

▶ Number of Transactions

4

-20% YoY

Number of Transactions

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$550,000	-14%	$314	-8%	4
Condos	-	-	-	-	0

Great Kills

Staten Island, July 2017

Properties for sale in Great Kills can be hard to come by because once residents move in they don't want to move out. Part of the appeal is Great Kills Park, with fishing, bird-watching areas, a marina, hiking and walking trails, a beach, and sports fields. Public transportation includes a Staten Island Railway stop and local and express buses.
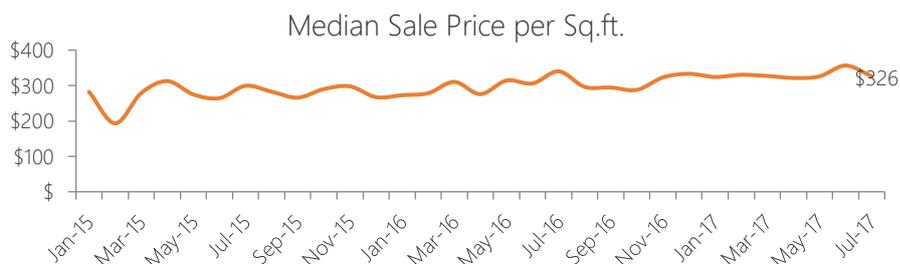
▶ **Median Sale Price**

$505K

-1% YoY

Median Sale Price

$600K
$500K
$400K
$300K
$200K
$100K
$
Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

$505K

▶ **Median Sale Price per Sq.ft.**

$326

-4% YoY

Median Sale Price per Sq.ft.

$400
$300
$200
$100
$
Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

$326

▶ **Number of Transactions**

39

-11% YoY

Number of Transactions

60
50
40
30
20
10
0
Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

39
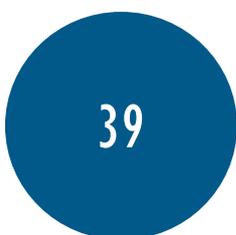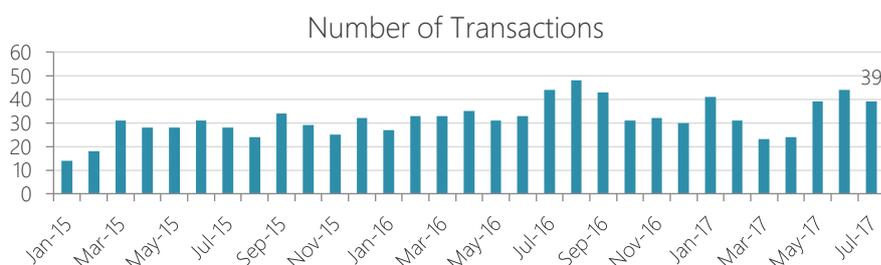
▶ **Type of Properties Sold**

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$510,000	-4%	$338	-1%	37
Condos	$257,450	7%	$324	42%	3

Grymes Hill - Silver Lake

Staten Island, July 2017

The Grymes Hill / Silver Lake neighborhood is full of luxury homes but there are also some bargains to be found. The most popular homes are in the Federal and Victorian styles and many homes have mature landscaping and classic architecture. The community is also home to the largest body of fresh water in Staten Island and an 18-hole golf course.

▶ Median Sale Price
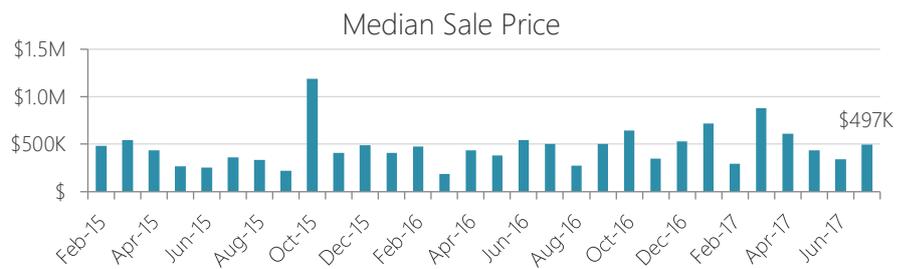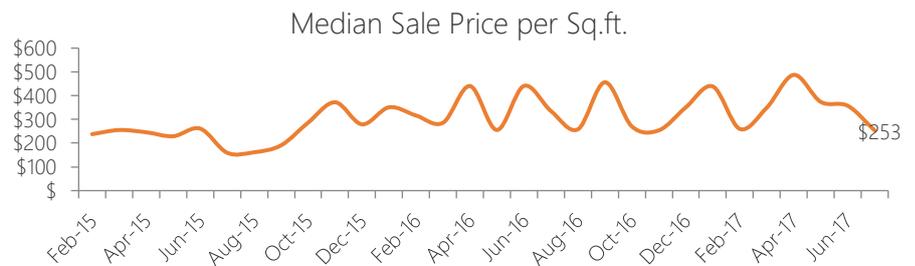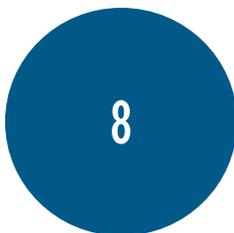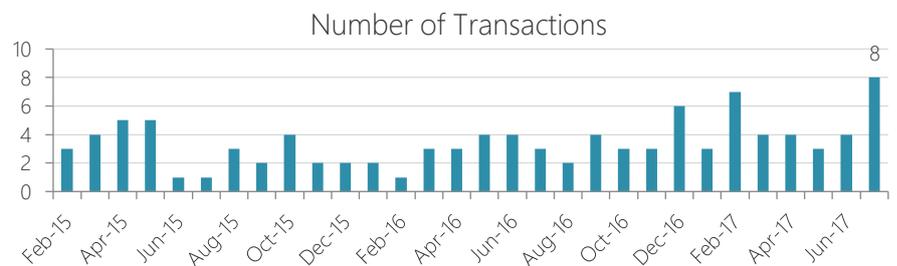
$497K

-1% YoY

Median Sale Price

$1.5M
$1.0M
$500K
$
$497K

Feb-15 Apr-15 Jun-15 Aug-15 Oct-15 Dec-15 Feb-16 Apr-16 Jun-16 Aug-16 Oct-16 Dec-16 Feb-17 Apr-17 Jun-17

▶ Median Sale Price per Sq.ft.

$253

-25% YoY

Median Sale Price per Sq.ft.

$600
$500
$400
$300
$200
$100
$
$253

Feb-15 Apr-15 Jun-15 Aug-15 Oct-15 Dec-15 Feb-16 Apr-16 Jun-16 Aug-16 Oct-16 Dec-16 Feb-17 Apr-17 Jun-17

▶ Number of Transactions

8

167% YoY

Number of Transactions

10
8
6
4
2
0
8

Feb-15 Apr-15 Jun-15 Aug-15 Oct-15 Dec-15 Feb-16 Apr-16 Jun-16 Aug-16 Oct-16 Dec-16 Feb-17 Apr-17 Jun-17

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$496,867	-1%	$253	-25%	8
Condos	-	-	-	-	0

Heartland Village

Staten Island, July 2017

Second only to St. George, Heartland Village is one of the administrative and commercial hubs in Staten Island. The proximity to the Staten Island Mall and other shopping options has made it a very popular residential area. Real estate options consist mostly of one- and two-family homes as well as semi-attached homes and many condo buildings.

▶ Median Sale Price
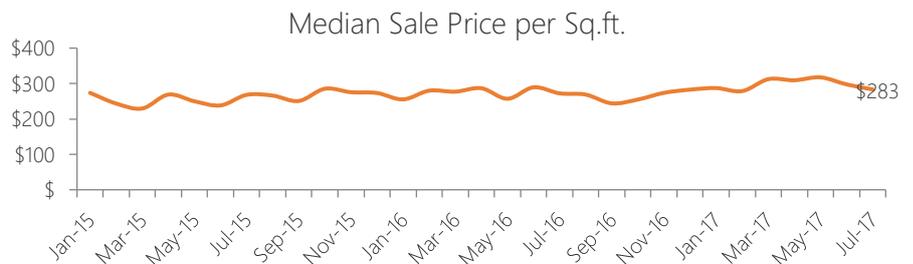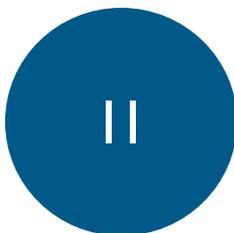
$325K

6% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$283

4% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

11

-21% YoY

Number of Transactions

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$460,000	10%	$307	52%	1
Condos	$312,500	2%	$281	3%	10

Huguenot

Staten Island, July 2017

▶ Median Sale Price

$741K

10% YoY

Median Sale Price

$1.5M
$1.0M
$500K
$
$741K

Jan-15 Mar-15 Apr-15 May-15 Jun-15 Jul-15 Aug-15 Sep-15 Oct-15 Nov-15 Dec-15 Feb-16 Mar-16 Apr-16 May-16 Jul-16 Aug-16 Sep-16 Oct-16 Nov-16 Dec-16 Mar-17 Apr-17 May-17 Jun-17 Jul-17

▶ Median Sale Price per Sq.ft.

$271

15% YoY

Median Sale Price per Sq.ft.

$500
$400
$300
$200
$100
$
$271

Jan-15 Mar-15 Apr-15 May-15 Jun-15 Jul-15 Aug-15 Sep-15 Oct-15 Nov-15 Dec-15 Feb-16 Mar-16 Apr-16 May-16 Jul-16 Aug-16 Sep-16 Oct-16 Nov-16 Dec-16 Mar-17 Apr-17 May-17 Jun-17 Jul-17

▶ Number of Transactions

5

150% YoY

Number of Transactions

8
6
4
2
0
5

Jan-15 Mar-15 Apr-15 May-15 Jun-15 Jul-15 Aug-15 Sep-15 Oct-15 Nov-15 Dec-15 Feb-16 Mar-16 Apr-16 May-16 Jul-16 Aug-16 Sep-16 Oct-16 Nov-16 Dec-16 Mar-17 Apr-17 May-17 Jun-17 Jul-17

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$741,250	10%	$271	15%	5
Condos	-	-	-	-	0

Lighthouse Hill

Staten Island, July 2017

Known as Richmond Hill until 1912 – and now sharing a name with a neighborhood in Queens – Lighthouse Hill is home to Richmond Creek and is surrounded on all sides by Staten Island Greenbelt parks, which include an impressive 18-hole golf course. Some of the stateliest houses in Staten Island are on Lighthouse Hill as are several art museums.

▶ Median Sale Price

$730K

1% YoY

Median Sale Price

$1.5M
$1.0M
$500K
$

Feb-15 Apr-15 May-15 Jun-15 Jul-15 Aug-15 Sep-15 Oct-15 Nov-15 Dec-15 Jan-16 Feb-16 Mar-16 Apr-16 May-16 Jun-16 Jul-16 Aug-16 Sep-16 Oct-16 Nov-16 Dec-16 Jan-17 Feb-17 Mar-17 May-17 Jun-17 Jul-17

$730K

▶ Median Sale Price per Sq.ft.

$451

-7% YoY

Median Sale Price per Sq.ft.

$600
$500
$400
$300
$200
$100
$

Feb-15 Apr-15 May-15 Jun-15 Jul-15 Aug-15 Sep-15 Oct-15 Nov-15 Dec-15 Jan-16 Feb-16 Mar-16 Apr-16 May-16 Jun-16 Jul-16 Aug-16 Sep-16 Oct-16 Nov-16 Dec-16 Jan-17 Feb-17 Mar-17 May-17 Jun-17 Jul-17

$451

▶ Number of Transactions

4

300% YoY

Number of Transactions

8
6
4
2
0

Feb-15 Apr-15 May-15 Jun-15 Jul-15 Aug-15 Sep-15 Oct-15 Nov-15 Dec-15 Jan-16 Feb-16 Mar-16 Apr-16 May-16 Jun-16 Jul-16 Aug-16 Sep-16 Oct-16 Nov-16 Dec-16 Jan-17 Feb-17 Mar-17 May-17 Jun-17 Jul-17

4

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$730,000	1%	$451	-7%	4
Condos	-	-	-	-	0

Manor Heights

Staten Island, July 2017

Known as a great community, Manor Heights is home to single-family, multifamily, and semi-attached houses. It is served by an impressive number of express and local buses – especially considering how small this neighborhood really is. There are numerous parks and retail stores in Manor Heights.

▶ Median Sale Price
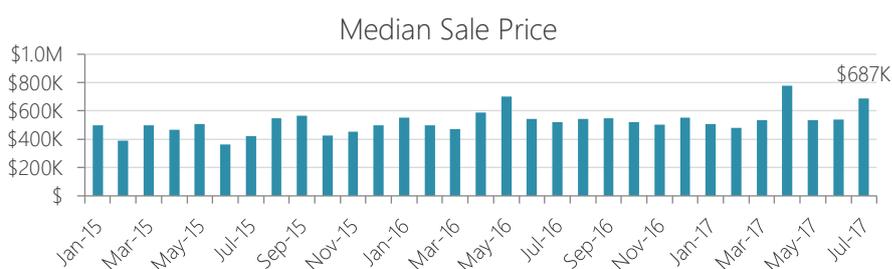
$687K

32% YoY

Median Sale Price
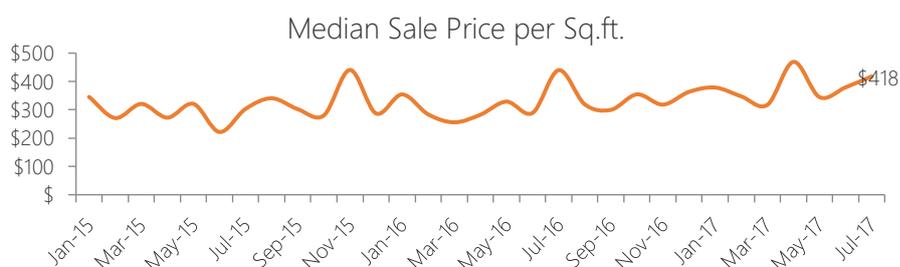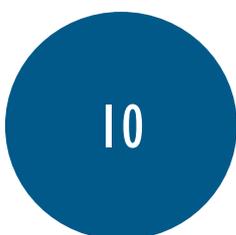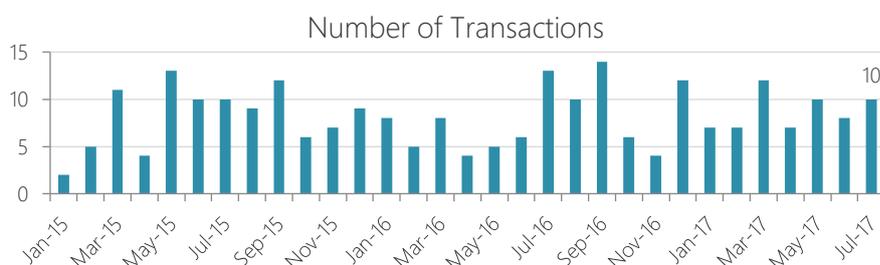
$687K

▶ Median Sale Price per Sq.ft.

$418

-5% YoY

Median Sale Price per Sq.ft.

$418

▶ Number of Transactions

10

-23% YoY

Number of Transactions

10

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$687,000	32%	$418	-5%	10
Condos	-	-	-	-	0

Mariner's Harbor

Staten Island, July 2017

Situated on prime waterfront property, Mariner's Harbor is a surprisingly affordable neighborhood for buyers looking for an up-and-coming neighborhood. The recent economic boom has provided new movie theaters, large retail stores, new restaurants, and a large amount of new housing development. Both local and express buses run throughout the area.

▶ Median Sale Price
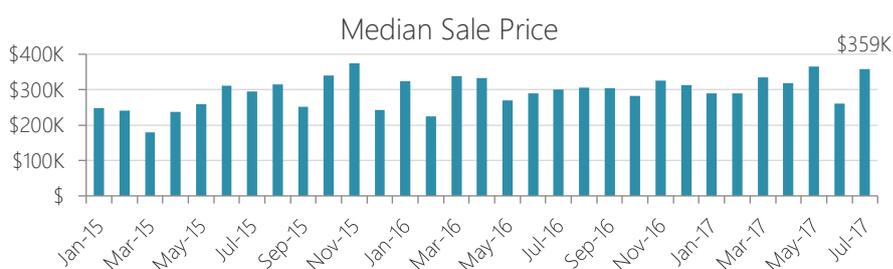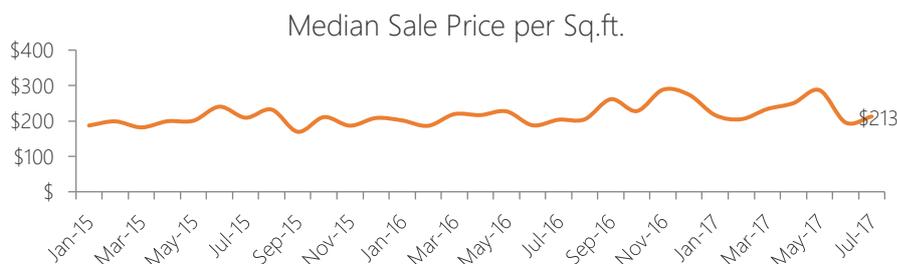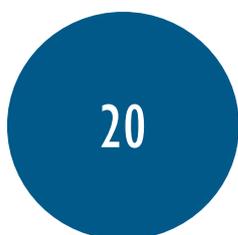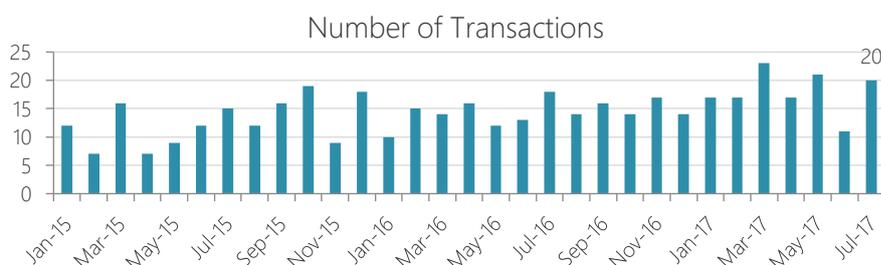
$359K

20% YoY

Median Sale Price

$359K

▶ Median Sale Price per Sq.ft.

$213

4% YoY

Median Sale Price per Sq.ft.

$213

▶ Number of Transactions

20

11% YoY

Number of Transactions

20

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$371,000	8%	$253	18%	18
Condos	$148,375	-28%	$134	-25%	3

Midland Beach

Staten Island, July 2017

Once known as Woodland Beach, Midland Beach was heavily affected by Hurricane Sandy but renovation has been successful and a new Bluebelt is now being built to alleviate the flooding this area has previously been susceptible to. The neighborhood has many unique adornments including stone bridges, old trees, culverts, and viaducts.

▶ Median Sale Price
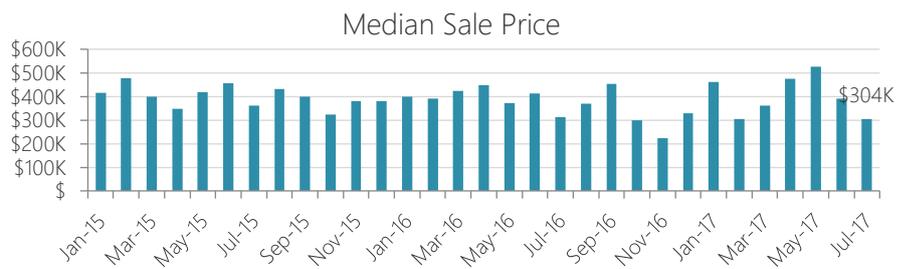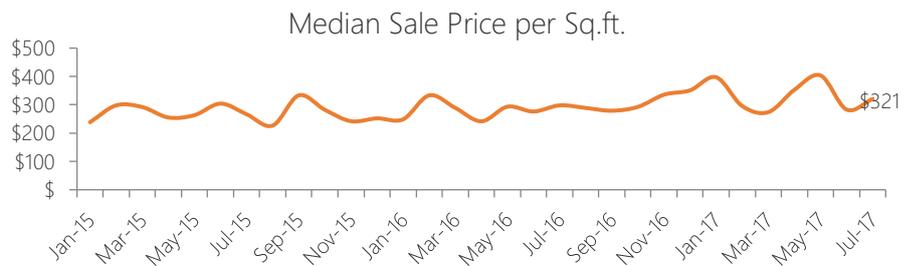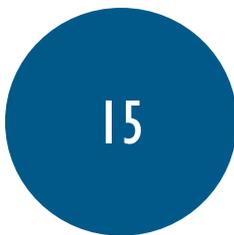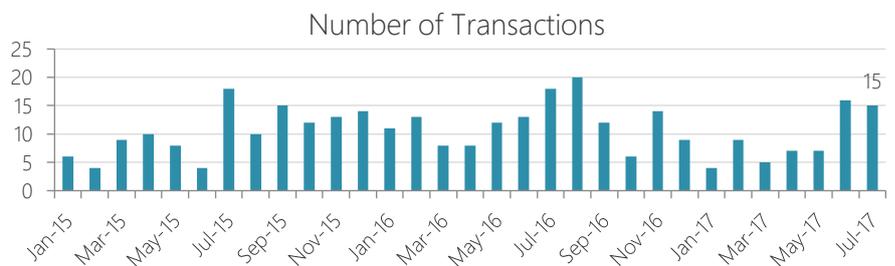
$304K

-3% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$321

8% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

15

-17% YoY

Number of Transactions

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$304,485	-3%	$321	8%	15
Condos	-	-	-	-	0

New Dorp

Staten Island, July 2017

Commerce and nature have a place in New Dorp. The neighborhood is home to one of the area's largest shopping centers, Hylan Plaza, and Dugan Park, sometimes called Tysens Park, with its baseball fields, basketball and handball courts, and jungle gyms. A large library services the neighborhood and New Dorp is accessible via the Staten Island Railway and buses.

▶ Median Sale Price
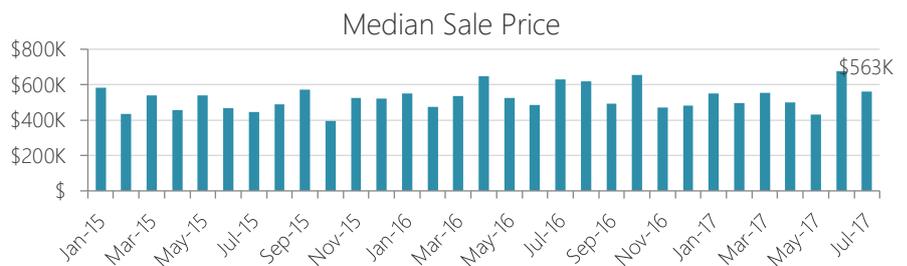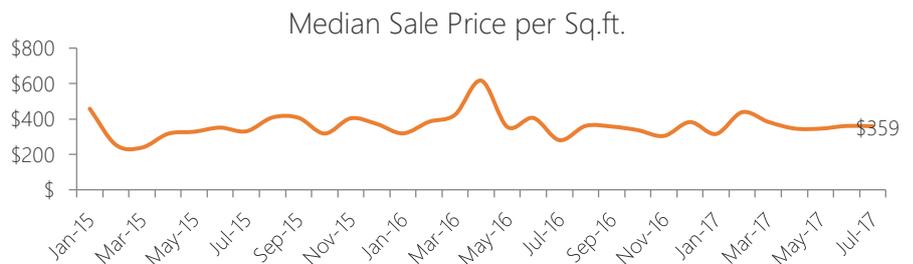
$563K

-11% YoY

Median Sale Price

$563K

▶ Median Sale Price per Sq.ft.

$359

28% YoY

Median Sale Price per Sq.ft.

$359

▶ Number of Transactions

5

-50% YoY

Number of Transactions

5

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$562,500	-11%	$359	28%	5
Condos	-	-	-	-	0

New Dorp Beach

Staten Island, July 2017

The residents of New Dorp Beach are an eclectic group who mostly live in converted beach houses or attached homes. Much of the neighborhood is under the supervision of the Parks Department and many streets have been turned into walking paths with trees grown right over them. This is a unique neighborhood that embraces a quirky beach vibe.

▶ Median Sale Price
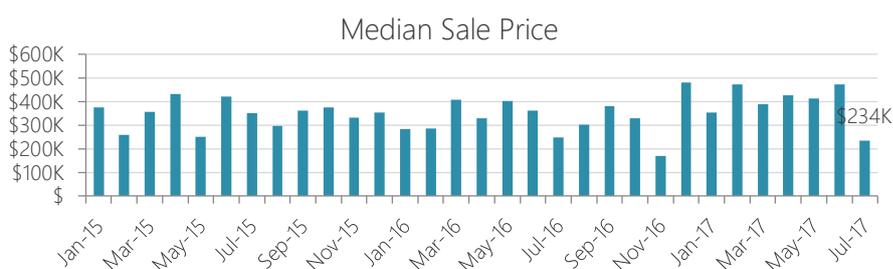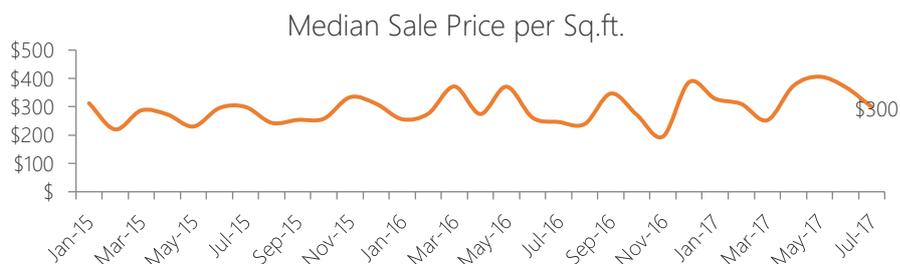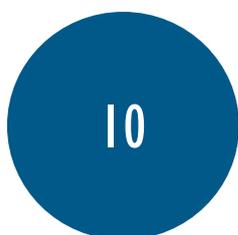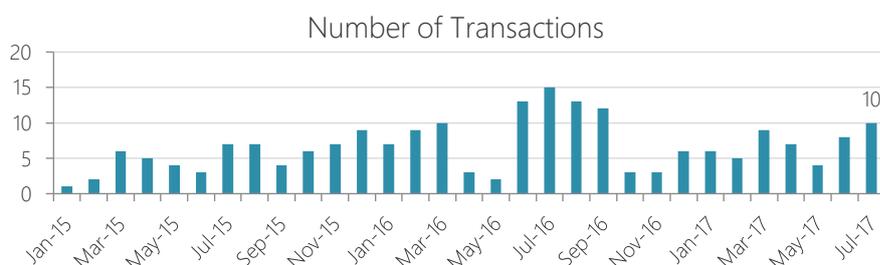
$234K

-6% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$300

22% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

10

-33% YoY

Number of Transactions

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$234,100	-6%	$300	22%	10
Condos	-	-	-	-	0

New Springville

Staten Island, July 2017

New Springville is located in the middle of Staten Island near the Staten Island Mall. Most homes were built during the boom following the construction of the Verrazano-Narrows Bridge and as a result, there is a cohesiveness in their design. Most homes were built in the mid-20th century and are attached homes, detached homes, or condominiums.

▶ Median Sale Price
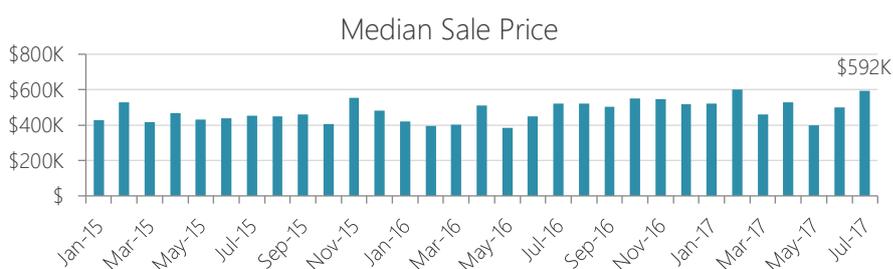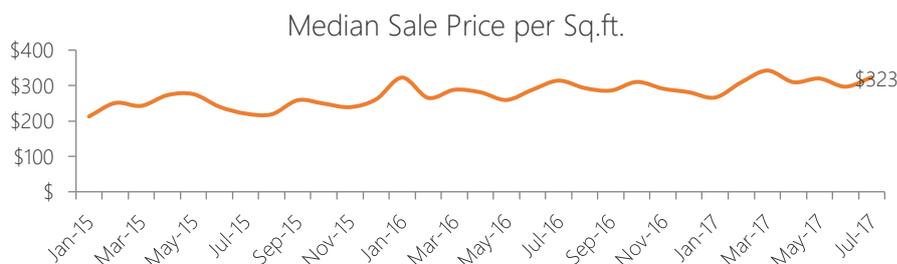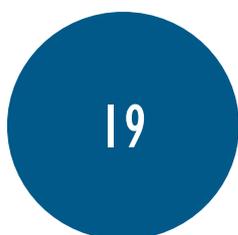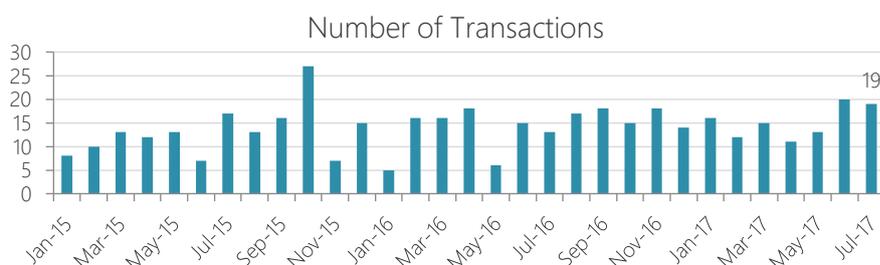
$592K

14% YoY

Median Sale Price

$800K
$600K
$400K
$200K
$

$592K

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ Median Sale Price per Sq.ft.

$323

3% YoY

Median Sale Price per Sq.ft.

$400
$300
$200
$100
$

$323

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ Number of Transactions

19

46% YoY

Number of Transactions

30
25
20
15
10
5
0

19

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$601,000	8%	$322	2%	18
Condos	$374,800	7%	$392	25%	1

Oakwood

Staten Island, July 2017

The ocean side neighborhood of Oakwood is paved with well-maintained streets, a surprising amount of parking, and lots of open, green space. What was once farmland now boasts luxury homes, single-family homes, multi-family homes, condos, garden apartments, and townhomes. There is a Staten Island Railway stop and numerous buses.

▶ Median Sale Price
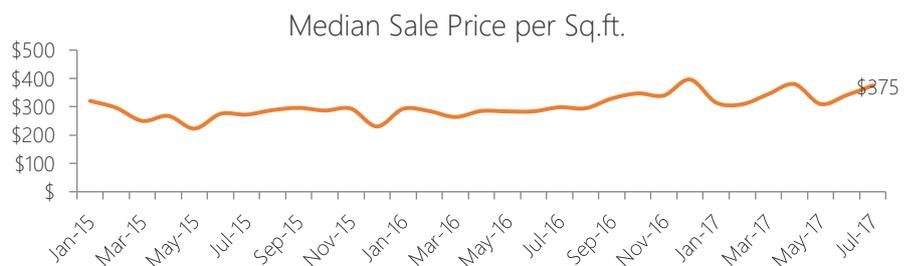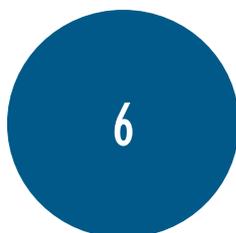
$545K

22% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$375

26% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

6

-45% YoY

Number of Transactions
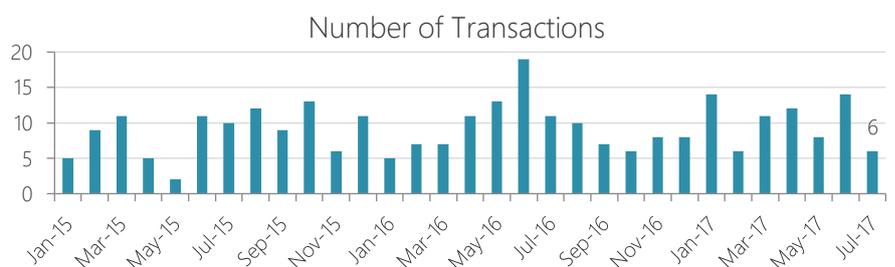
▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$545,000	22%	$375	26%	6
Condos	-	-	-	-	0

Park Hill

Staten Island, July 2017

Most of the Park Hill neighborhood is included in a 15-acre plot of six-story brick apartment buildings. The Park Hill Apartments were built in the 1960s and over 90% of them are occupied by people on federal assistance. Rental and real estate prices have doubled in just ten years as this community begins to be revitalized by community initiatives.

▶ Median Sale Price
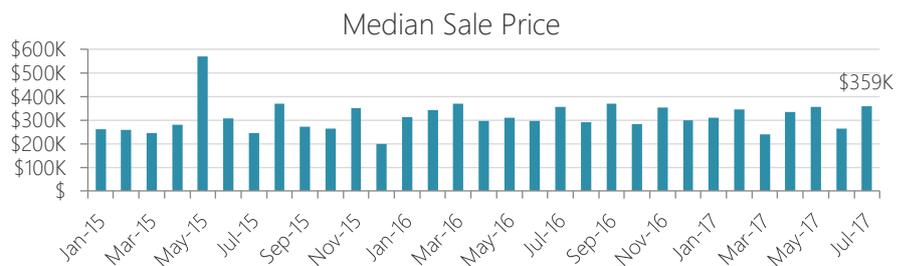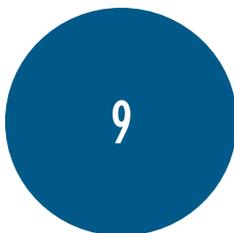
$359K

1% YoY

Median Sale Price

$359K

▶ Median Sale Price per Sq.ft.

$384

18% YoY

Median Sale Price per Sq.ft.

$384

▶ Number of Transactions

9

80% YoY

Number of Transactions

9

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$359,500	1%	$392	20%	8
Condos	$140,000	-	$142	-	1

Port Richmond

Staten Island, July 2017

Port Richmond is on the North Shore of Staten Island along the Kill Van Kull waterfront. Once an independent village, today it's one of the oldest neighborhoods on the island. Small businesses dot the main commercial road, Port Richmond Avenue with a permanent library on Bennett Street. Famous landmarks include the Ritz Theater and Bodine Creek.

► Median Sale Price

$375K

30% YoY

Median Sale Price
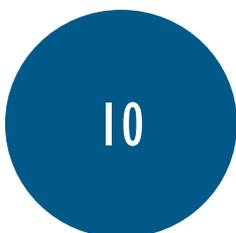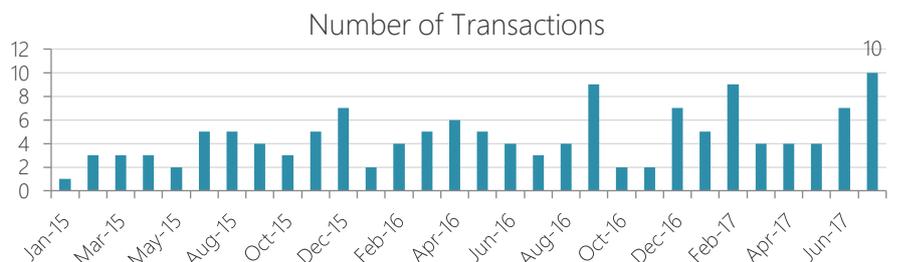
► Median Sale Price per Sq.ft.

$268

96% YoY

Median Sale Price per Sq.ft.

► Number of Transactions

10

233% YoY

Number of Transactions

► Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$375,000	30%	$268	96%	10
Condos	-	-	-	-	0

Prince's Bay

Staten Island, July 2017

Also known as Princess Bay, Prince's Bay is a Staten Island neighborhood bursting with character. Home buyers find every type of home including waterside houses, Colonial homes, new developments, and historic homes. There's plenty to do here with beaches, the Princess Bay Boatmen's Association, a train service, and numerous shopping centers.

▶ Median Sale Price
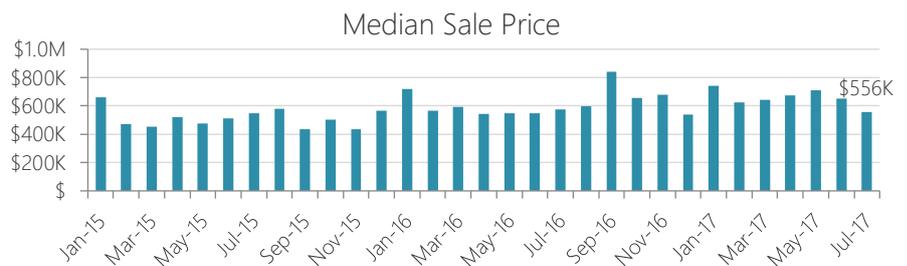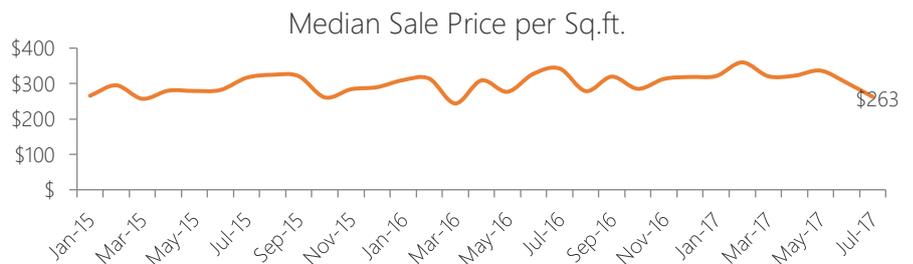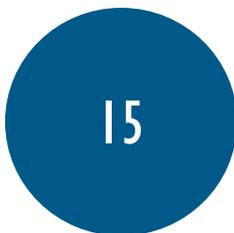
$556K

-3% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$262

-23% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

15

-12% YoY

Number of Transactions

▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$556,000	-3%	$263	-23%	15
Condos	-	-	-	-	0

Randall Manor

Staten Island, July 2017
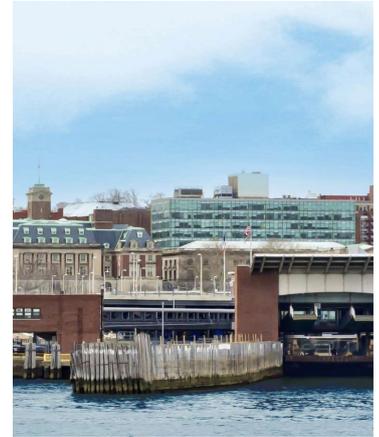
Randall Manor is home to some of the most sought after properties on Staten Island. As one of the oldest communities in the area, the architecture there is classic, the trees are mature, the landscaping is lush, and it has an old-world charm. It's close to both the St. George Terminal and the Verrazano-Narrow s Bridge , providing easy access to Manhattan.

▶ Median Sale Price
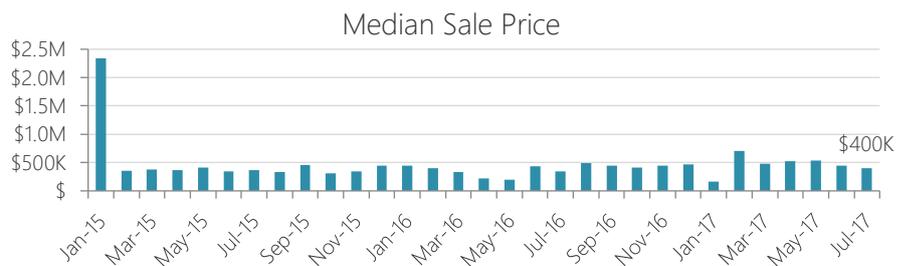
$400K

16% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$305

18% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

4

-43% YoY

Number of Transactions
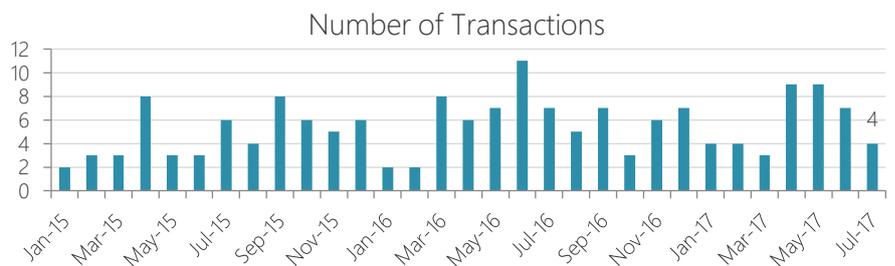
▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$399,800	16%	$305	18%	4
Condos	-	-	-	-	0

Richmond Town

Staten Island, July 2017

Once known as Coccles Town due to the abundance of clams and oysters found in the waters of the nearby Fresh Kills, Richmond Town has seen new construction starting in the '60s and is today one of the most popular neighborhoods for homebuyers looking to move to Staten Island. Landmarks include Voorlezer's House and St. Andrew's Church.

▶ Median Sale Price
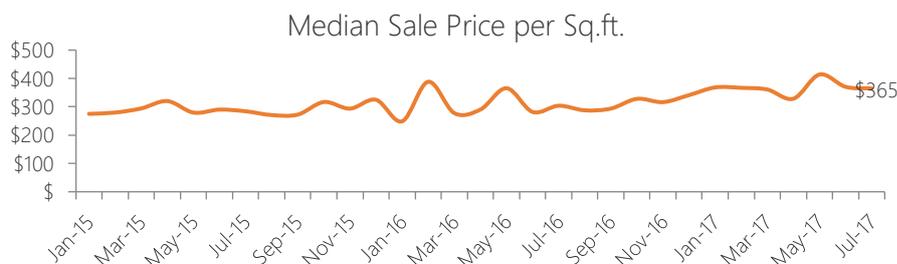
$559K

4% YoY

Median Sale Price

$559K

▶ Median Sale Price per Sq.ft.

$365

20% YoY

Median Sale Price per Sq.ft.

$365

▶ Number of Transactions

14

133% YoY

Number of Transactions

14

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$559,000	4%	$365	20%	14
Condos	-	-	-	-	0

Rosebank

Staten Island, July 2017
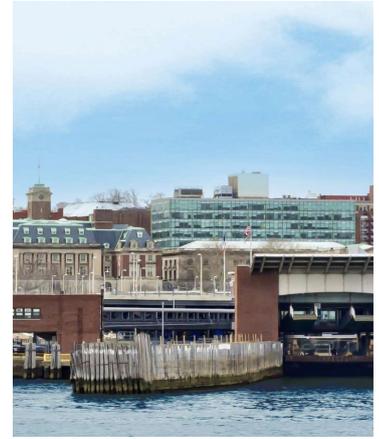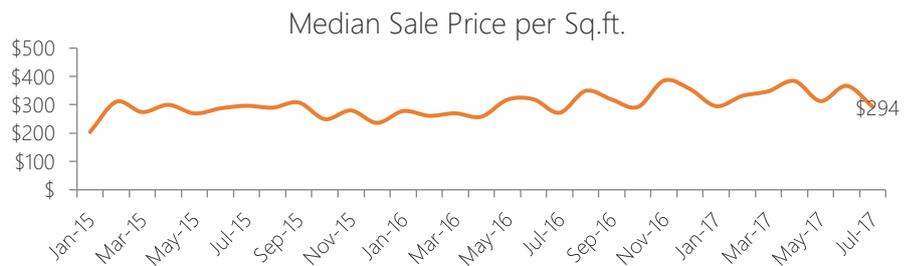
▶ Median Sale Price

$500K

16% YoY

Median Sale Price

$800K
$600K
$400K
$200K
$

$500K

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ Median Sale Price per Sq.ft.

$294

8% YoY

Median Sale Price per Sq.ft.

$500
$400
$300
$200
$100
$

$294

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ Number of Transactions

11

22% YoY

Number of Transactions

25
20
15
10
5
0

11

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17
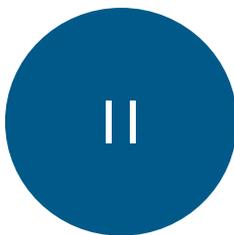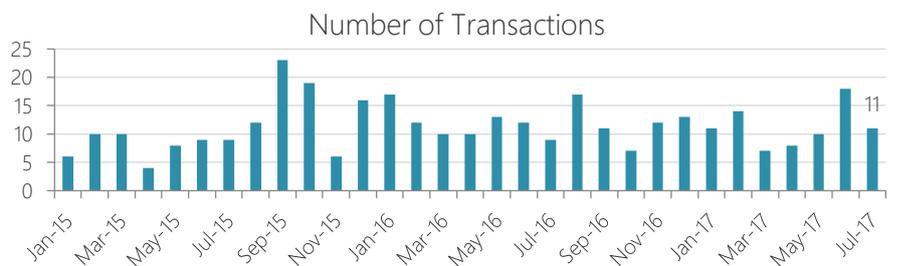
▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$502,000	13%	$341	28%	9
Condos	$190,000	-10%	$243	-10%	3

Rossville

Staten Island, July 2017

Big changes have been going in Rossville for the last few decades , which all add to its current brand-new vibe. Young trees, white curbs, and new asphalt are the norm in most of the area, though Sandy Ground has homes built in the 1830s.

▶ **Median Sale Price**
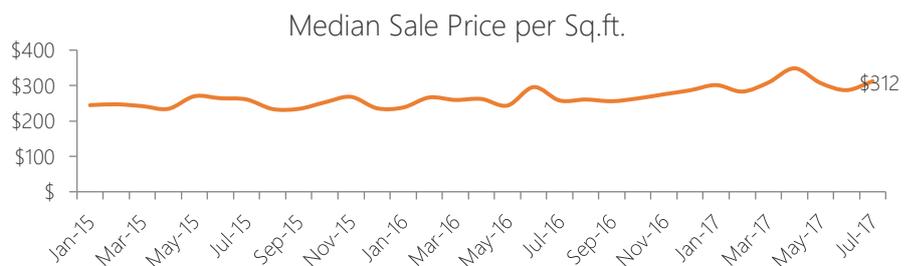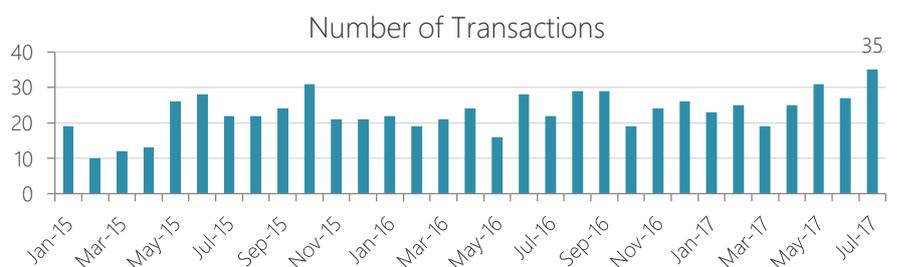
$392K

4% YoY

Median Sale Price

▶ **Median Sale Price per Sq.ft.**

$312

21% YoY

Median Sale Price per Sq.ft.

$312

▶ **Number of Transactions**

35

59% YoY

Number of Transactions

35

▶ **Type of Properties Sold**

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$475,000	15%	$304	15%	21
Condos	$360,000	10%	$327	31%	14
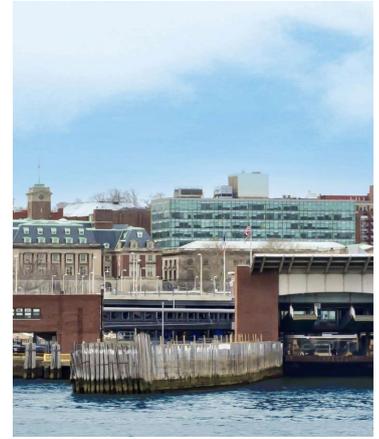
P: 718-715-1758   www.PropertyShark.com   support@PropertyShark.com

South Beach

Staten Island, July 2017

▶ Median Sale Price

$603K

3% YoY

Median Sale Price

$800K
$600K
$400K
$200K
$

$603K

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ Median Sale Price per Sq.ft.

$403

10% YoY

Median Sale Price per Sq.ft.

$600
$500
$400
$300
$200
$100
$

$403

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

▶ Number of Transactions

8

300% YoY

Number of Transactions

12
10
8
6
4
2
0

8

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17
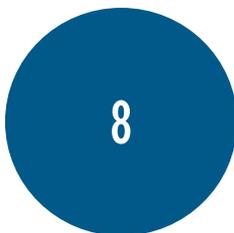
▶ Type of Properties Sold

| Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$602,500	3%	$403	10%	8
Condos	-	-	-	-	0

St. George

Staten Island, July 2017

The waterfront neighborhood of St. George is affordable and in demand. It is home to many young professionals who work in Manhattan and commute via the St. George Ferry. Property options include luxury homes, co-ops, condos, properties with water views, and multi-family houses. It's also home to several museums and art galleries.


▶ Median Sale Price
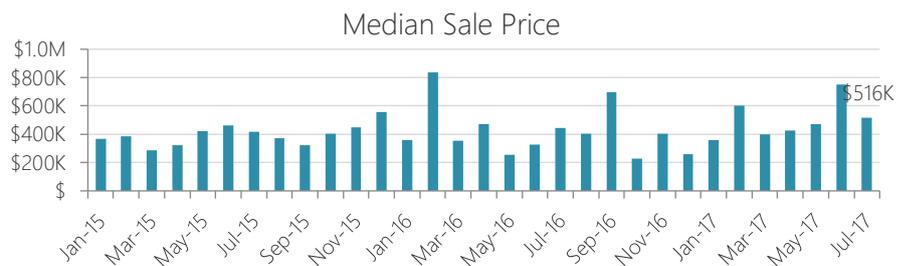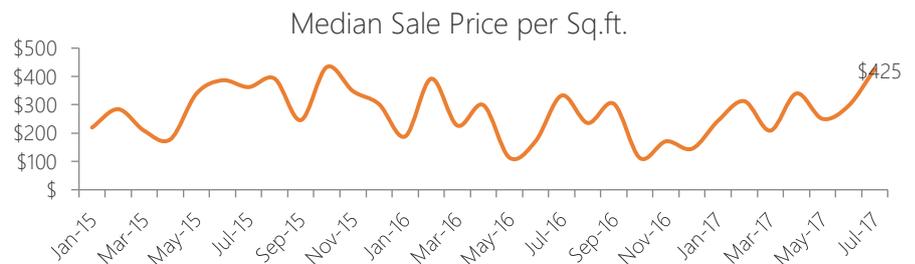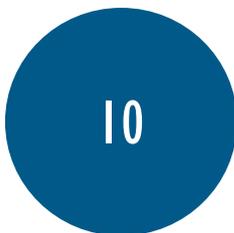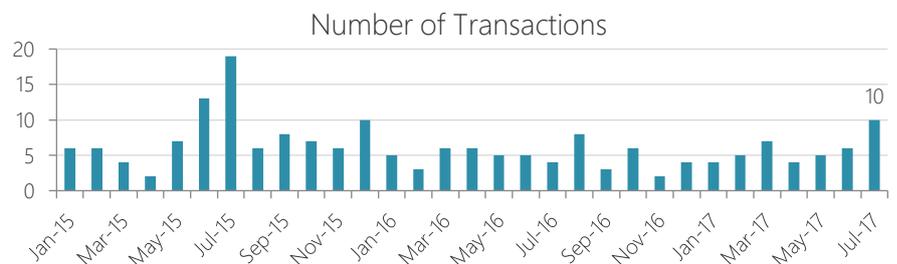
$516K

17% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$425

28% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

10

150% YoY

Number of Transactions

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$385,000	-4%	$244	-24%	5
Condos	$826,500	70%	$581	8%	5

Todt Hill

Staten Island, July 2017

Perched on the highest point south of Maine on the eastern seaboard, Todt Hill provides residents with stunning panoramic views of the New York Harbor, NJ Shore, Verrazano-Narrows Bridge, and the skyline of Manhattan. Properties are in high demand and include gated mansions with private pools, immaculate landscaping, and gardens fit for paradise.

▶ Median Sale Price

$570K

-21% YoY

▶ Median Sale Price per Sq.ft.

$387

4% YoY

▶ Number of Transactions

9
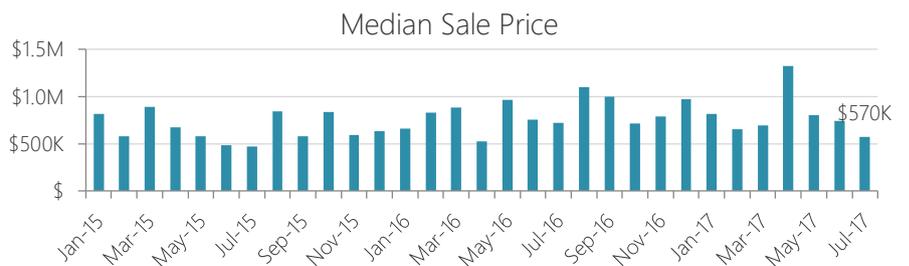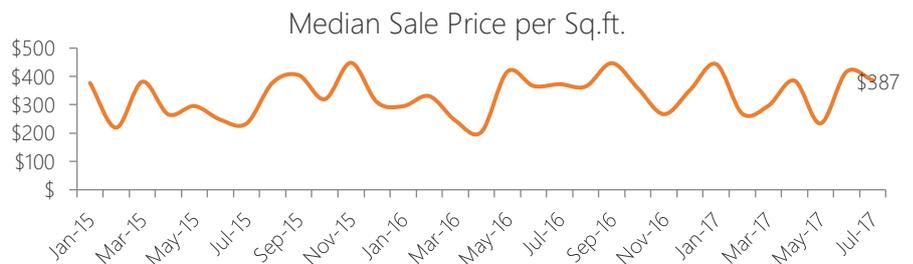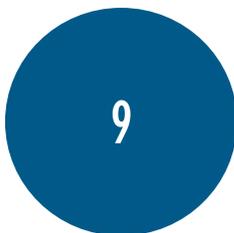
29% YoY

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$570,000	-21%	$387	4%	9
Condos	-	-	-	-	0

Tottenville

Staten Island, July 2017

The most southern neighborhood in Staten Island, Tottenville covers just 1.7 square miles and has a marked Victorian architectural heritage. It was developed much earlier than other South Share neighborhoods and it is home to an NY public library. There are three Staten Island Railway stations in this neighborhood as well as local and express buses.

▶ **Median Sale Price**

$395K

-12% YoY

Median Sale Price
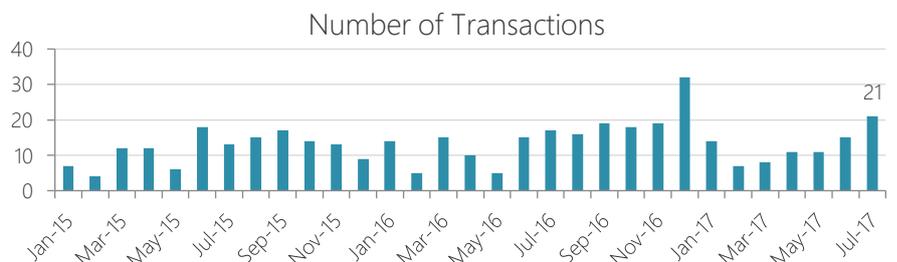
$1.0M
$800K
$600K
$400K
$200K
$

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

$395K

▶ **Median Sale Price per Sq.ft.**

$252

-29% YoY

Median Sale Price per Sq.ft.

$400
$300
$200
$100
$

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

$252

▶ **Number of Transactions**

21

24% YoY

Number of Transactions

40
30
20
10
0

Jan-15 Mar-15 May-15 Jul-15 Sep-15 Nov-15 Jan-16 Mar-16 May-16 Jul-16 Sep-16 Nov-16 Jan-17 Mar-17 May-17 Jul-17

21

▶ **Type of Properties Sold**

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$455,000	-4%	$237	-34%	19
Condos	$256,250	-5%	$294	-1%	3

West Brighton

Staten Island, July 2017
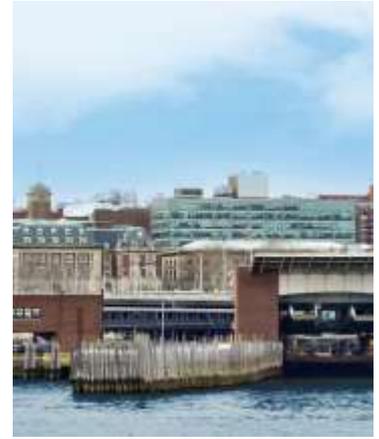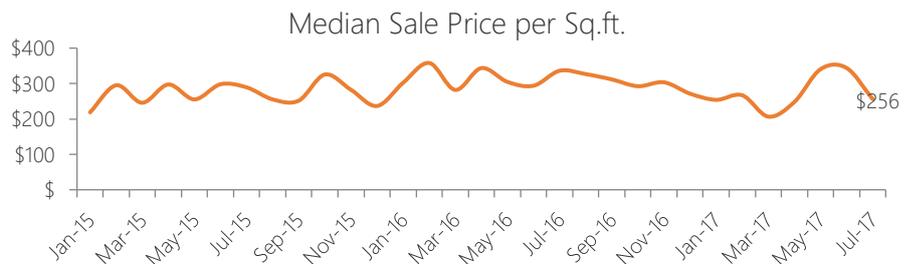
▶ Median Sale Price

$480K

18% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$256

-24% YoY

Median Sale Price per Sq.ft.

$256

▶ Number of Transactions

10

25% YoY

Number of Transactions

10
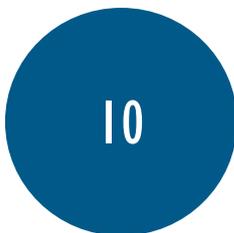
▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$480,000	18%	$256	-24%	10
Condos	-	-	-	-	0

Westerleigh

Staten Island, July 2017

Popular with civil servants, Westerleigh is on the northwestern side of Staten Island and has townhouses and ranches and many home styles including Cape Cod, Victorian, and Colonial. This community is known for the many homes with flags flying out front, is home to numerous historic houses, and is served by local and express buses.
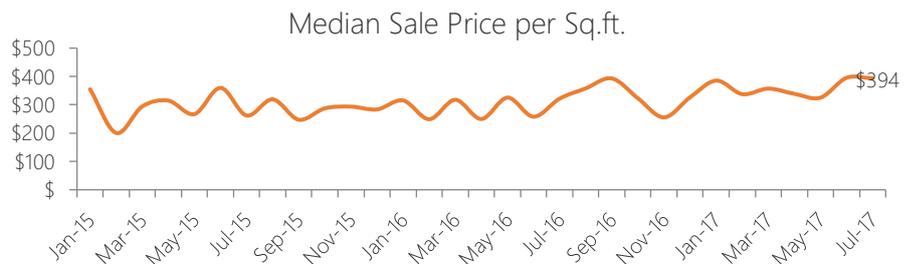
▶ **Median Sale Price**

$515K

5% YoY

Median Sale Price

▶ **Median Sale Price per Sq.ft.**

$394

22% YoY

Median Sale Price per Sq.ft.

▶ **Number of Transactions**

18

50% YoY

Number of Transactions
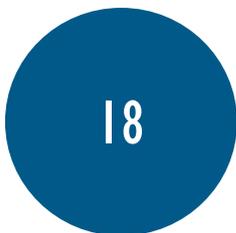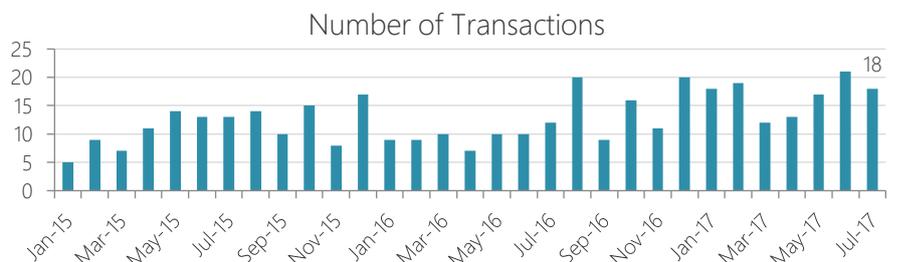
▶ **Type of Properties Sold**

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$520,000	6%	$403	25%	16
Condos	$364,000	-32%	$239	-	1

Willowbrook

Staten Island, July 2017

Staten Island buyers looking for a great location for commuting with easy access to the Staten Island Expressway would bewise to consider Willowbrook. A 164-acre public park is centered in the neighborhood and includes baseball fields, a pond, a carousel, and a playground. It has half a dozen local bus routes and five express bus routes.

▶ Median Sale Price
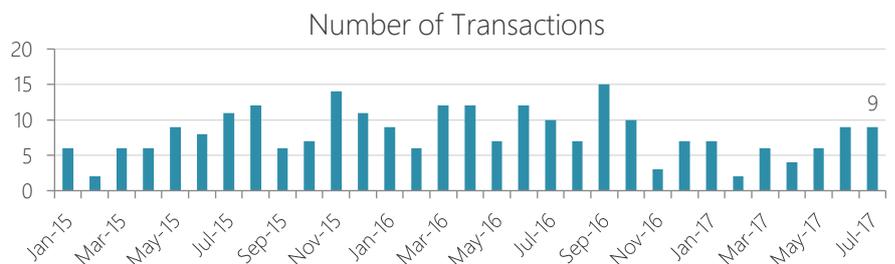
$599K

15% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$382

27% YoY

Median Sale Price per Sq.ft.

▶ Number of Transactions

9

-10% YoY

Number of Transactions

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$599,000	15%	$382	27%	9
Condos	-	-	-	-	0

Woodrow

Staten Island, July 2017

Though it's the newest neighborhood on the South Shore of Staten Island, Woodrow is rich with history and community. The housing is a mix of luxury homes built on large lots, condos and semi-attached homes. Properties here are some of the most sought after in Staten Island and the variety of sizes and prices lends a great sense of diversity.

▶ Median Sale Price
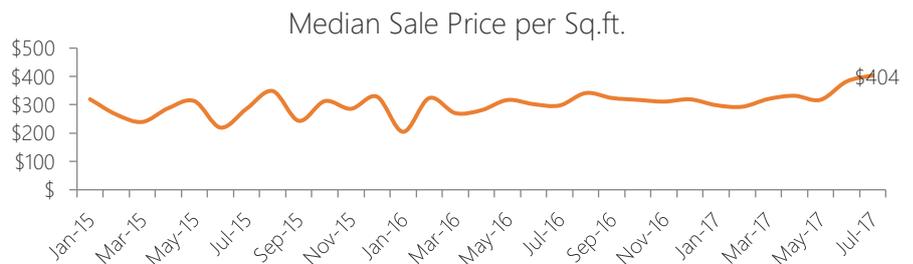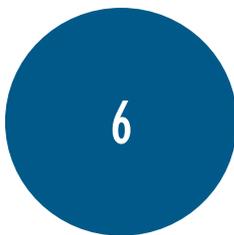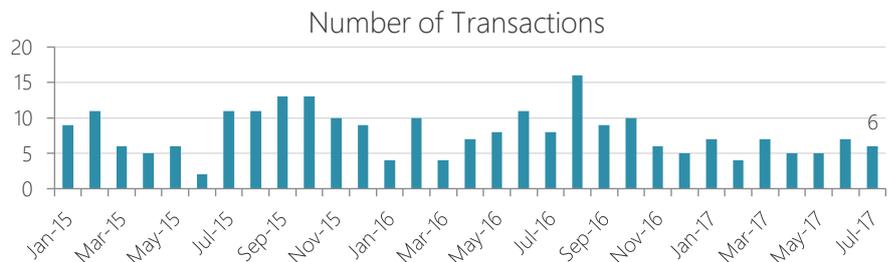
$550K

-21% YoY

Median Sale Price

▶ Median Sale Price per Sq.ft.

$404

36% YoY

Median Sale Price per Sq.ft.

$404

▶ Number of Transactions

6

-25% YoY

Number of Transactions

6

▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Houses	$550,000	-21%	$404	36%	6
Condos	-	-	-	-	0

Attractions

Ferry

Bayonne Bridge

Attractions

Beach

Boardwalk

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