

Local Market Update through December 2021

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

- 10.8%

Year-Over-Year Change in New Listings

- 1.0%

Year-Over-Year Change in Closed Sales

+ 5.8%

One-Year Change in Median Sales Price*

Last 3 Months

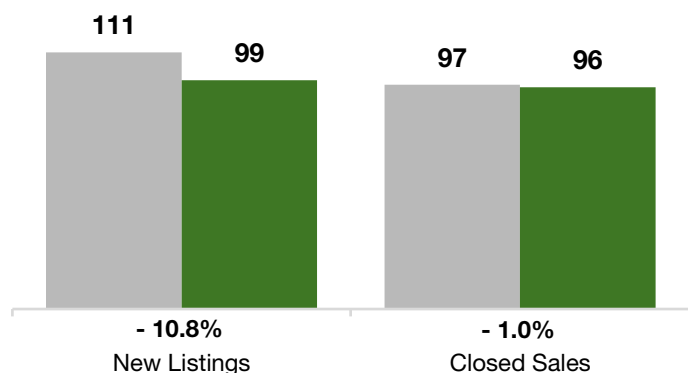
Year to Date

	Thru 12-2020	Thru 12-2021	+ / -	Thru 12-2020	Thru 12-2021	+ / -
New Listings	111	99	- 10.8%	496	522	+ 5.2%
Pending Sales	96	91	- 5.2%	312	412	+ 32.1%
Closed Sales	97	96	- 1.0%	291	411	+ 41.2%
Lowest Sale Price*	\$210,000	\$230,000	+ 9.5%	\$170,000	\$175,000	+ 2.9%
Median Sales Price*	\$605,000	\$640,000	+ 5.8%	\$585,000	\$605,000	+ 3.4%
Highest Sale Price*	\$1,650,000	\$2,195,000	+ 33.0%	\$2,000,000	\$2,195,000	+ 9.7%
Percent of Original List Price Received*	95.5%	96.1%	+ 0.6%	94.7%	95.4%	+ 0.7%
Inventory of Homes for Sale	182	107	- 40.9%	--	--	--
Months Supply of Inventory	7.0	3.1	- 55.6%	--	--	--

* 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.

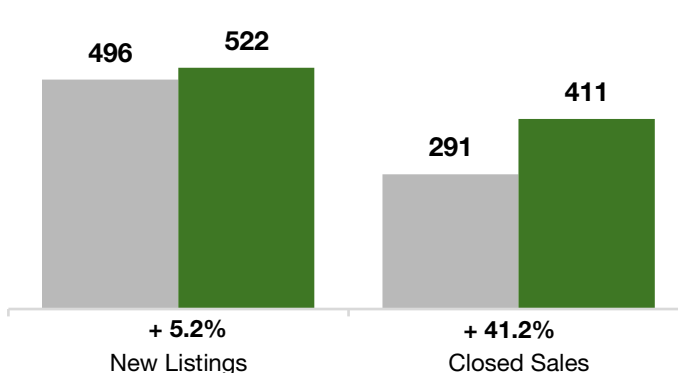
Last 3 Months

■ Thru 12-2020
■ Thru 12-2021



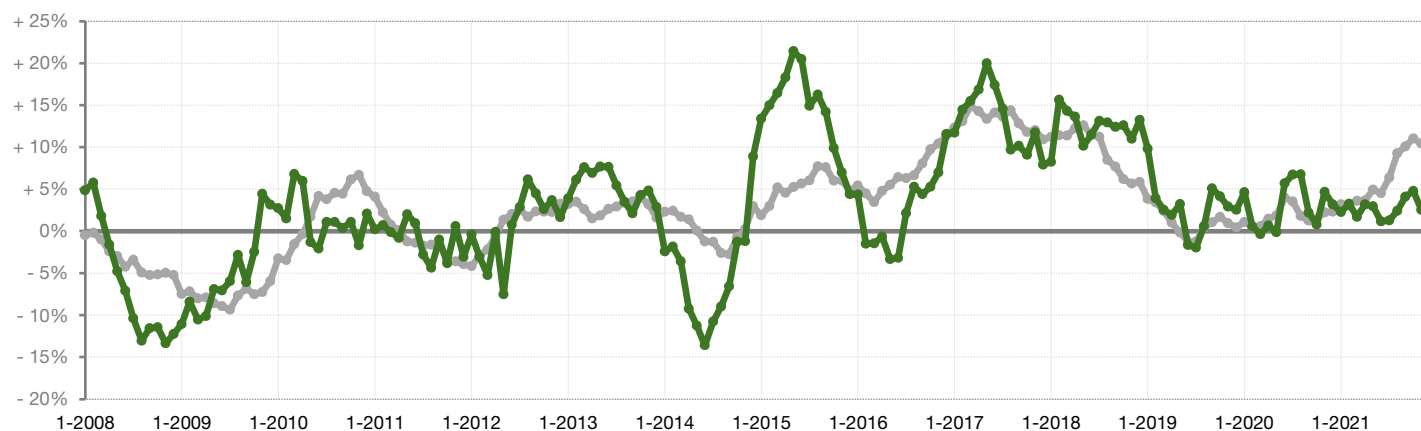
Year to Date

■ Thru 12-2020
■ Thru 12-2021



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 January 5, 2022. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2022 ShowingTime.