

# Local Market Update through December 2021

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

**- 10.3%**

Year-Over-Year Change in New Listings

**- 13.6%**

Year-Over-Year Change in Closed Sales

**+ 14.7%**

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	263	<b>236</b>	- 10.3%	1,380	<b>1,312</b>	- 4.9%
Pending Sales	289	<b>262</b>	- 9.3%	926	<b>1,140</b>	+ 23.1%
Closed Sales	331	<b>286</b>	- 13.6%	828	<b>1,143</b>	+ 38.0%
Lowest Sale Price*	\$275,000	<b>\$295,000</b>	+ 7.3%	\$135,000	<b>\$179,000</b>	+ 32.6%
Median Sales Price*	\$580,000	<b>\$665,000</b>	+ 14.7%	\$580,000	<b>\$648,500</b>	+ 11.8%
Highest Sale Price*	\$1,400,000	<b>\$1,480,000</b>	+ 5.7%	\$1,700,000	<b>\$3,089,000</b>	+ 81.7%
Percent of Original List Price Received*	95.6%	<b>97.3%</b>	+ 1.8%	94.5%	<b>96.1%</b>	+ 1.8%
Inventory of Homes for Sale	423	<b>196</b>	- 53.6%	--	--	--
Months Supply of Inventory	5.6	<b>2.1</b>	- 63.4%	--	--	--

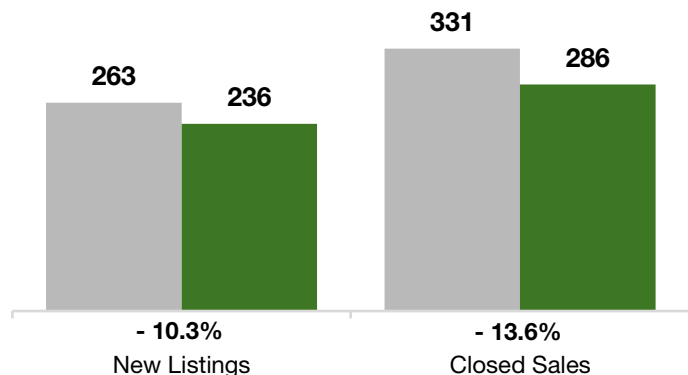
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 12-2020  
■ Thru 12-2021

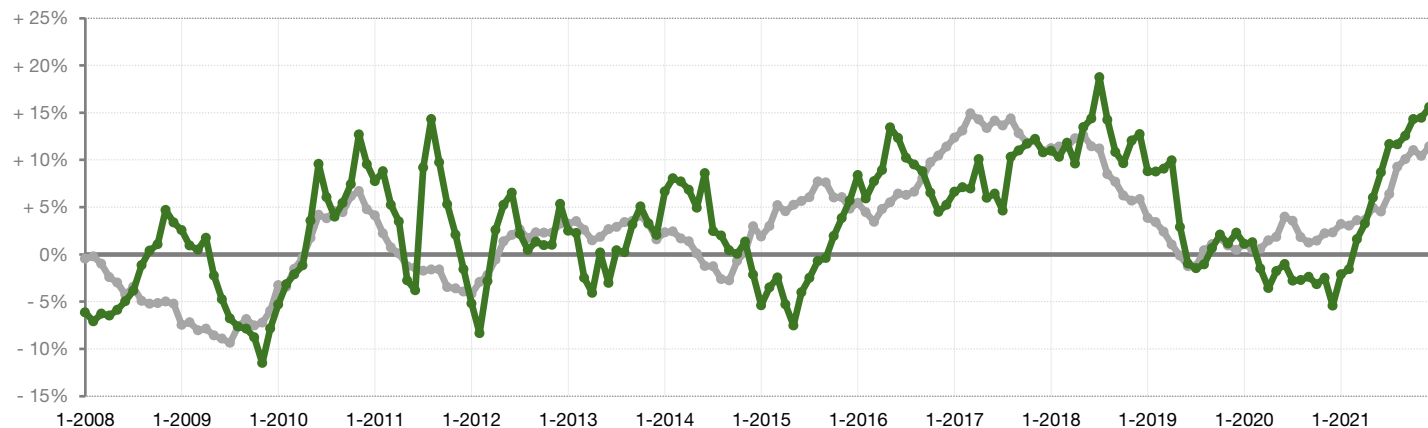
### Year to Date

■ Thru 12-2020  
■ Thru 12-2021



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

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