

Local Market Update through January 2022

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

- 5.8%

- 22.4%

+ 7.7%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

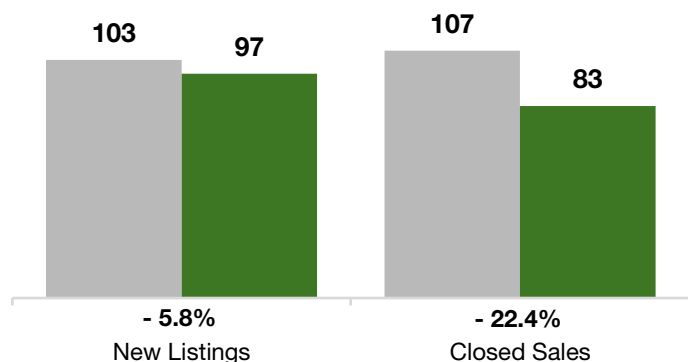
Year to Date

	Thru 1-2021	Thru 1-2022	+ / -	Thru 1-2021	Thru 1-2022	+ / -
New Listings	103	97	- 5.8%	46	43	- 6.5%
Pending Sales	90	90	0.0%	29	28	- 3.4%
Closed Sales	107	83	- 22.4%	41	28	- 31.7%
Lowest Sale Price*	\$200,000	\$230,000	+ 15.0%	\$200,000	\$230,000	+ 15.0%
Median Sales Price*	\$585,000	\$630,000	+ 7.7%	\$580,000	\$630,000	+ 8.6%
Highest Sale Price*	\$1,260,000	\$2,195,000	+ 74.2%	\$1,260,000	\$1,760,000	+ 39.7%
Percent of Original List Price Received*	94.7%	96.3%	+ 1.6%	94.0%	97.2%	+ 3.3%
Inventory of Homes for Sale	167	100	- 40.0%	--	--	--
Months Supply of Inventory	6.4	2.9	- 54.5%	--	--	--

* 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.

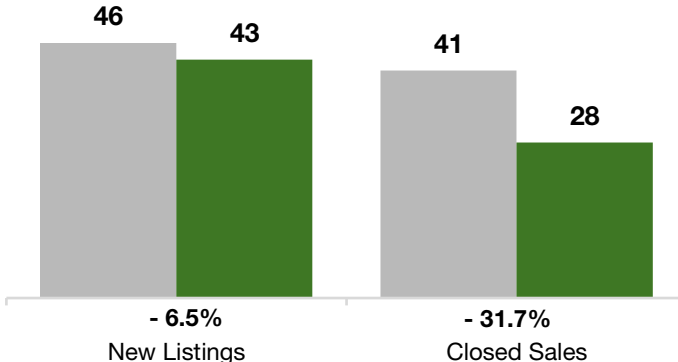
Last 3 Months

■ Thru 1-2021
■ Thru 1-2022



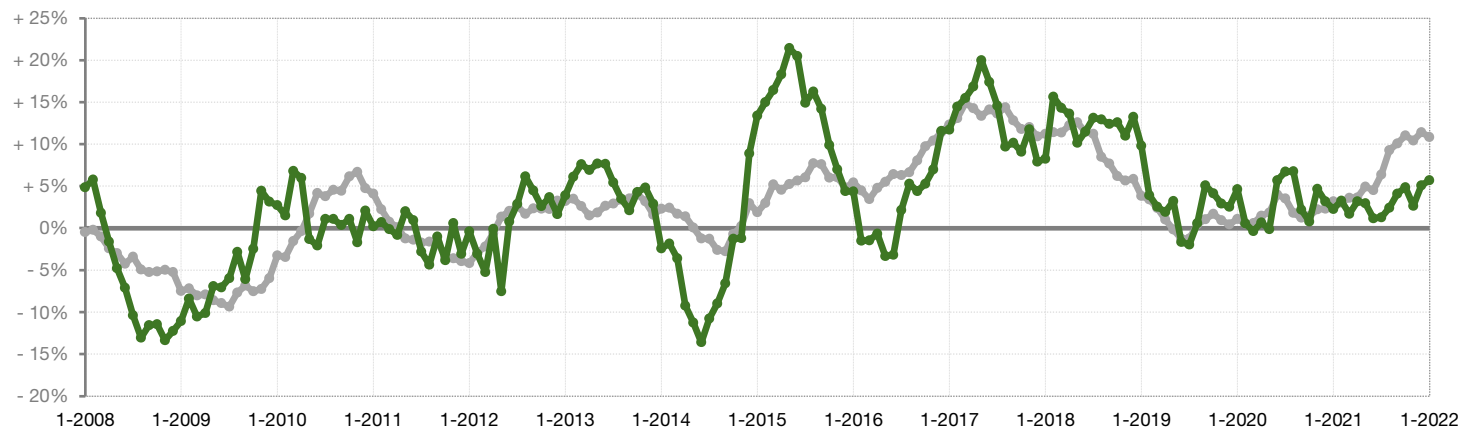
Year to Date

■ Thru 1-2021
■ Thru 1-2022



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