

Local Market Update through January 2022

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

- 10.9%

Year-Over-Year Change in New Listings

- 6.6%

Year-Over-Year Change in Closed Sales

+ 17.1%

One-Year Change in Median Sales Price*

Last 3 Months

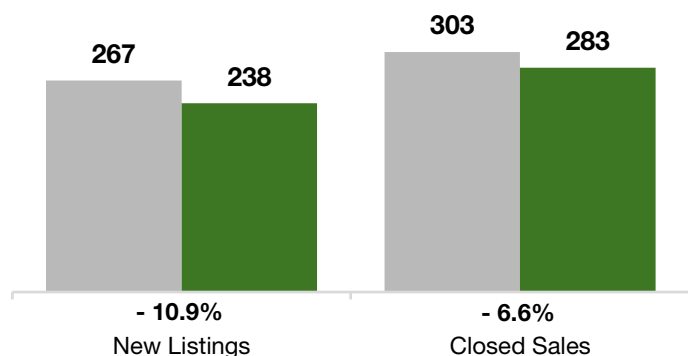
Year to Date

| | Thru 1-2021 | Thru 1-2022 | + / - | Thru 1-2021 | Thru 1-2022 | + / - |
|--|-------------|--------------------|---------|-------------|--------------------|---------|
| New Listings | 267 | 238 | - 10.9% | 125 | 94 | - 24.8% |
| Pending Sales | 253 | 232 | - 8.3% | 80 | 73 | - 8.8% |
| Closed Sales | 303 | 283 | - 6.6% | 96 | 88 | - 8.3% |
| Lowest Sale Price* | \$275,000 | \$295,000 | + 7.3% | \$300,000 | \$340,000 | + 13.3% |
| Median Sales Price* | \$585,000 | \$685,000 | + 17.1% | \$615,000 | \$749,500 | + 21.9% |
| Highest Sale Price* | \$2,325,000 | \$1,799,999 | - 22.6% | \$2,325,000 | \$1,799,999 | - 22.6% |
| Percent of Original List Price Received* | 95.4% | 97.2% | + 1.9% | 94.9% | 97.4% | + 2.6% |
| Inventory of Homes for Sale | 389 | 192 | - 50.7% | -- | -- | -- |
| Months Supply of Inventory | 5.0 | 2.0 | - 59.5% | -- | -- | -- |

* 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.

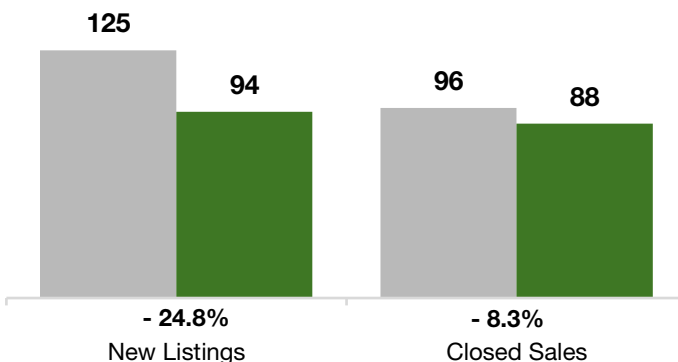
Last 3 Months

■ Thru 1-2021
■ Thru 1-2022

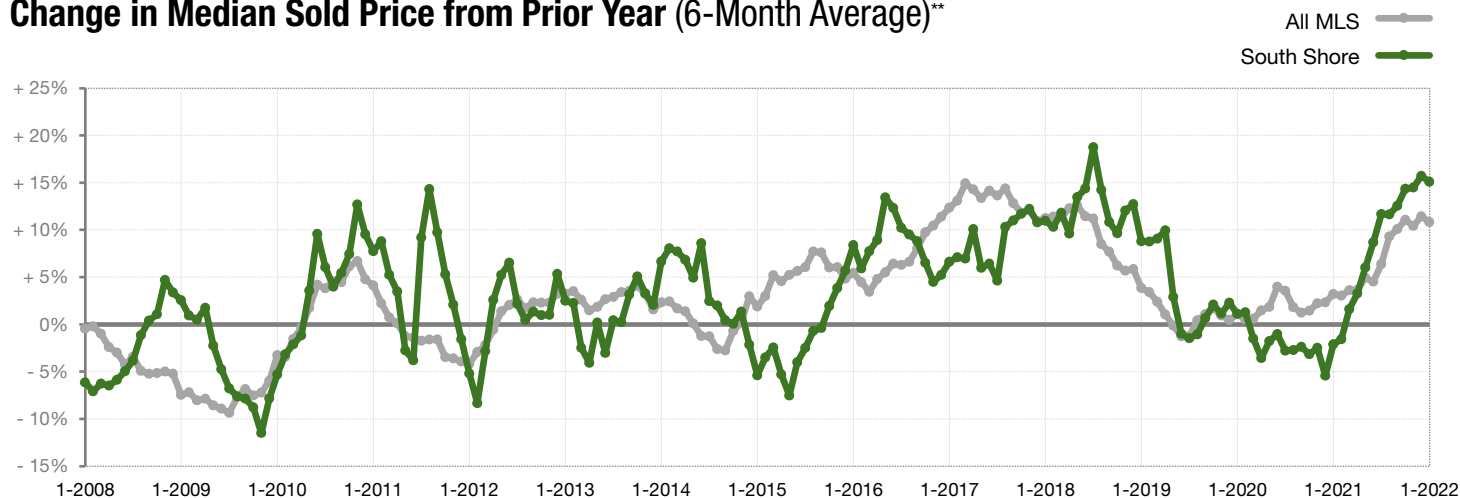


Year to Date

■ Thru 1-2021
■ Thru 1-2022



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



**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.