

Local Market Update through February 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

- 4.7%

- 14.0%

+ 17.0%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

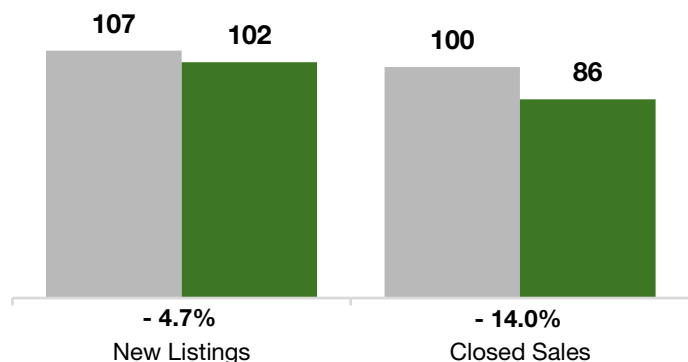
Year to Date

	Thru 2-2021	Thru 2-2022	+ / -	Thru 2-2021	Thru 2-2022	+ / -
New Listings	107	102	- 4.7%	80	82	+ 2.5%
Pending Sales	83	80	- 3.6%	54	57	+ 5.6%
Closed Sales	100	86	- 14.0%	71	63	- 11.3%
Lowest Sale Price*	\$200,000	\$230,000	+ 15.0%	\$200,000	\$230,000	+ 15.0%
Median Sales Price*	\$575,000	\$672,500	+ 17.0%	\$575,000	\$678,888	+ 18.1%
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*	94.3%	97.0%	+ 2.9%	94.0%	96.7%	+ 2.9%
Inventory of Homes for Sale	154	96	- 37.7%	--	--	--
Months Supply of Inventory	5.9	2.8	- 52.5%	--	--	--

* 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.

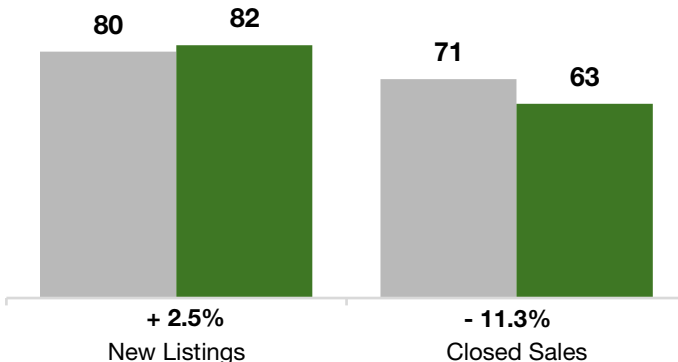
Last 3 Months

■ Thru 2-2021
■ Thru 2-2022



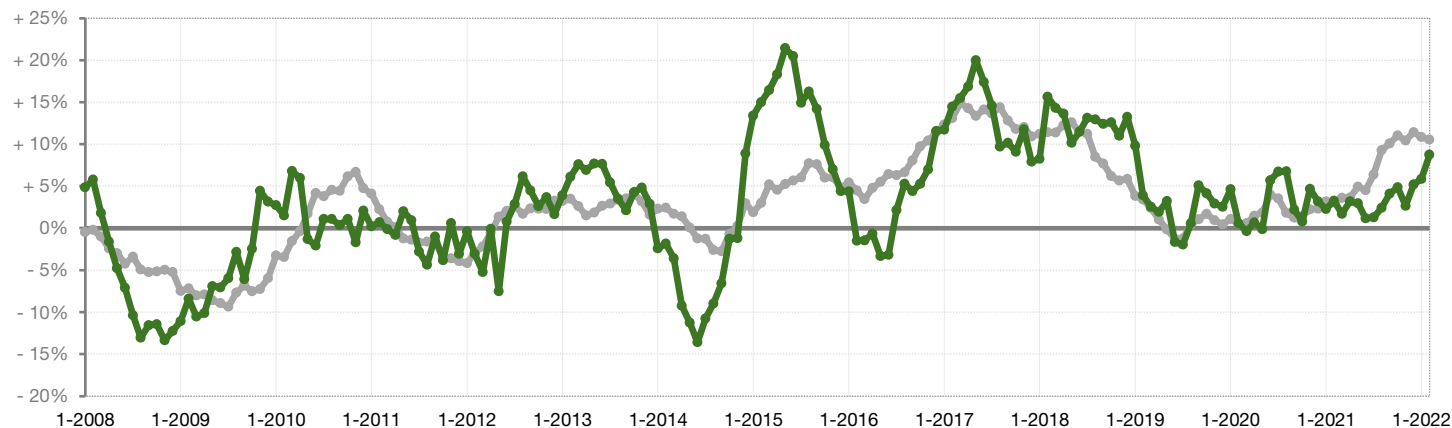
Year to Date

■ Thru 2-2021
■ Thru 2-2022



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