

# Local Market Update through February 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

**- 5.7%**

Year-Over-Year Change in New Listings

**- 9.0%**

Year-Over-Year Change in Closed Sales

**+ 15.0%**

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	263	248	- 5.7%	208	190	- 8.7%
Pending Sales	244	238	- 2.5%	166	161	- 3.0%
Closed Sales	299	272	- 9.0%	183	171	- 6.6%
Lowest Sale Price*	\$300,000	<b>\$295,000</b>	- 1.7%	\$300,000	<b>\$340,000</b>	+ 13.3%
Median Sales Price*	\$600,000	<b>\$689,950</b>	+ 15.0%	\$620,000	<b>\$745,000</b>	+ 20.2%
Highest Sale Price*	\$2,900,000	<b>\$2,300,000</b>	- 20.7%	\$2,900,000	<b>\$2,300,000</b>	- 20.7%
Percent of Original List Price Received*	94.5%	<b>97.3%</b>	+ 3.0%	94.3%	<b>97.1%</b>	+ 3.0%
Inventory of Homes for Sale	358	<b>184</b>	- 48.5%	--	--	--
Months Supply of Inventory	4.5	<b>2.0</b>	- 56.6%	--	--	--

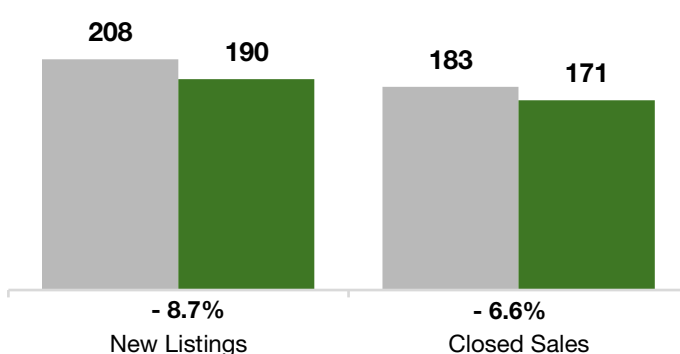
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

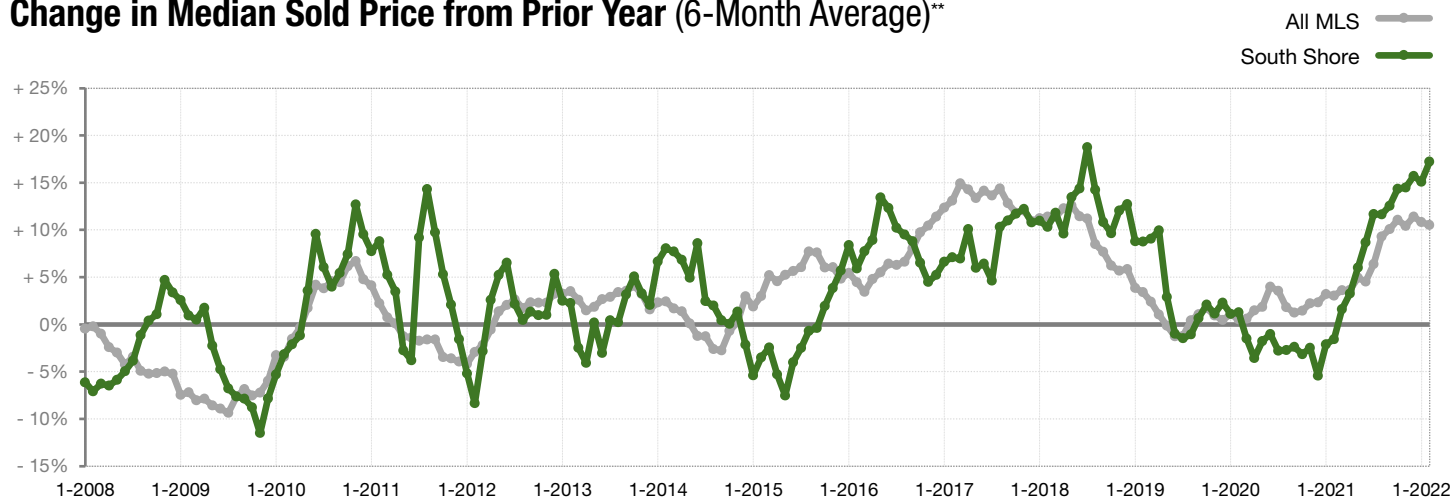
■ Thru 2-2021  
■ Thru 2-2022

### Year to Date

■ Thru 2-2021  
■ Thru 2-2022



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



\*\*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.