

Local Market Update through April 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

- 5.9%

+ 22.2%

+ 16.9%

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 4-2021	Thru 4-2022	+ / -	Thru 4-2021	Thru 4-2022	+ / -
New Listings	136	128	- 5.9%	182	176	- 3.3%
Pending Sales	95	106	+ 11.6%	124	135	+ 8.9%
Closed Sales	90	110	+ 22.2%	131	138	+ 5.3%
Lowest Sale Price*	\$225,000	\$240,000	+ 6.7%	\$200,000	\$230,000	+ 15.0%
Median Sales Price*	\$577,500	\$675,000	+ 16.9%	\$580,000	\$670,000	+ 15.5%
Highest Sale Price*	\$980,000	\$2,630,000	+ 168.4%	\$1,260,000	\$2,630,000	+ 108.7%
Percent of Original List Price Received*	94.7%	97.0%	+ 2.5%	94.5%	97.1%	+ 2.7%
Inventory of Homes for Sale	150	95	- 36.5%	--	--	--
Months Supply of Inventory	5.4	2.7	- 49.3%	--	--	--

* 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.

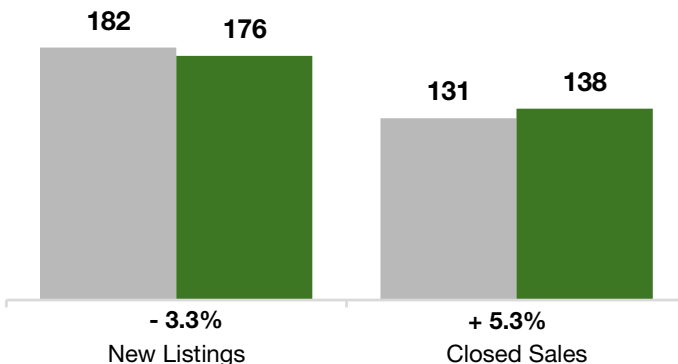
Last 3 Months

■ Thru 4-2021
■ Thru 4-2022



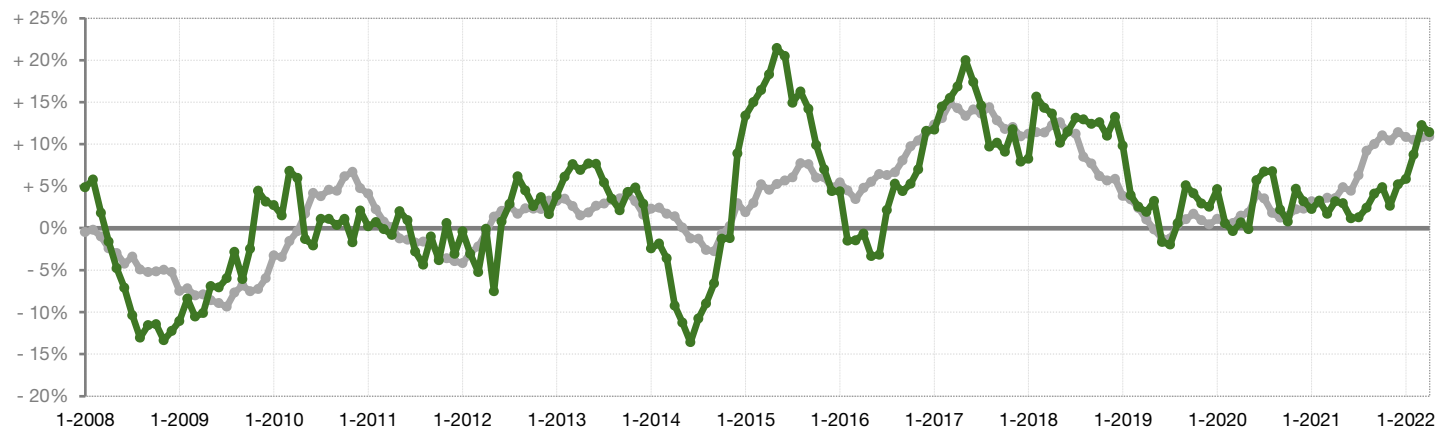
Year to Date

■ Thru 4-2021
■ Thru 4-2022



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