

# Local Market Update through April 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

**- 6.2%**

Year-Over-Year Change in New Listings

**- 10.6%**

Year-Over-Year Change in Closed Sales

**+ 13.4%**

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	354	332	- 6.2%	479	429	- 10.4%
Pending Sales	312	275	- 11.9%	392	346	- 11.7%
Closed Sales	273	244	- 10.6%	369	332	- 10.0%
Lowest Sale Price*	\$179,000	\$380,000	+ 112.3%	\$179,000	\$340,000	+ 89.9%
Median Sales Price*	\$630,000	\$714,400	+ 13.4%	\$625,000	\$715,000	+ 14.4%
Highest Sale Price*	\$2,900,000	\$2,300,000	- 20.7%	\$2,900,000	\$2,300,000	- 20.7%
Percent of Original List Price Received*	94.6%	97.7%	+ 3.3%	94.6%	97.6%	+ 3.1%
Inventory of Homes for Sale	326	187	- 42.8%	--	--	--
Months Supply of Inventory	3.8	2.0	- 46.5%	--	--	--

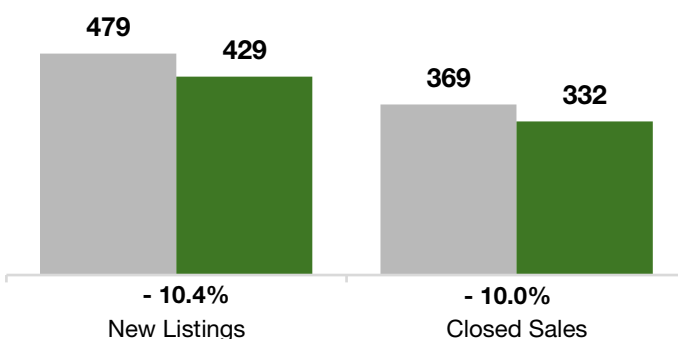
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

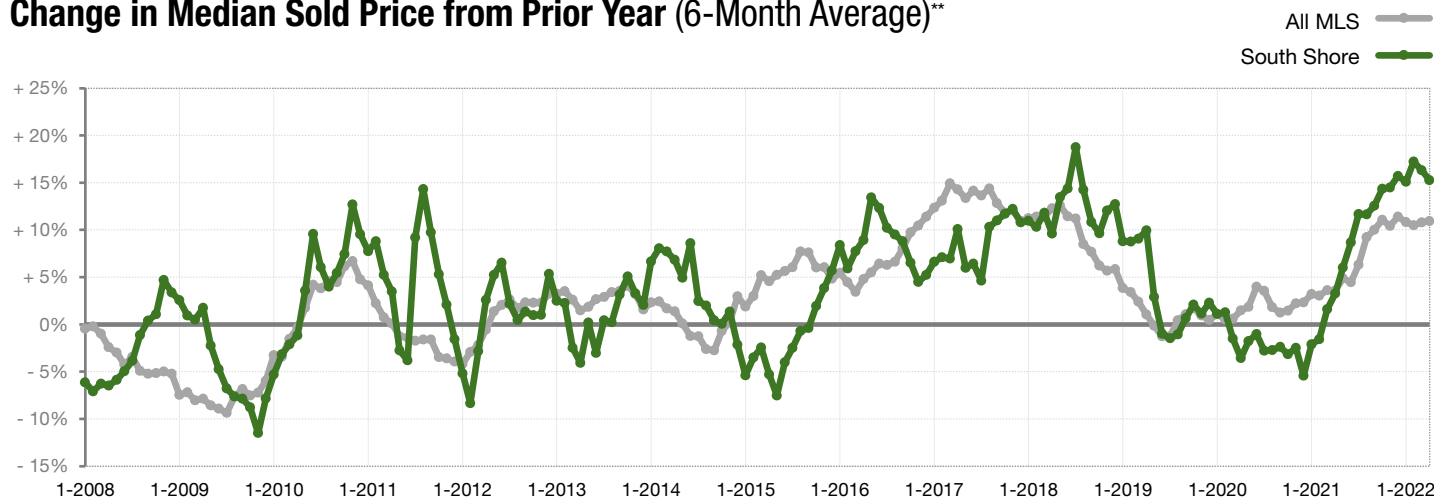
■ Thru 4-2021  
■ Thru 4-2022

### Year to Date

■ Thru 4-2021  
■ Thru 4-2022



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



\*\*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.