

Local Market Update through April 2022

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

+ 19.7%

- 22.0%

+ 6.8%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

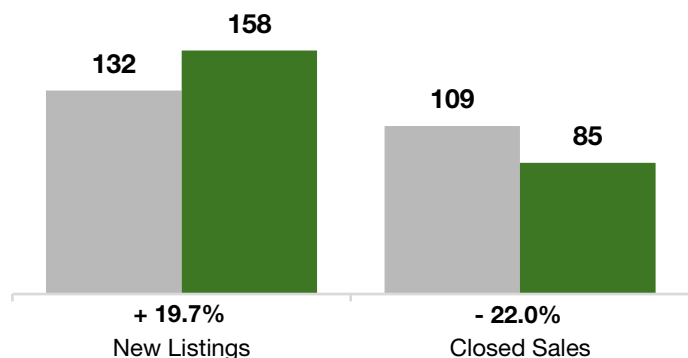
Year to Date

	Thru 4-2021	Thru 4-2022	+ / -	Thru 4-2021	Thru 4-2022	+ / -
New Listings	132	158	+ 19.7%	168	196	+ 16.7%
Pending Sales	119	110	- 7.6%	153	140	- 8.5%
Closed Sales	109	85	- 22.0%	145	118	- 18.6%
Lowest Sale Price*	\$200,000	\$75,000	- 62.5%	\$115,000	\$75,000	- 34.8%
Median Sales Price*	\$585,000	\$625,000	+ 6.8%	\$571,000	\$629,500	+ 10.2%
Highest Sale Price*	\$1,425,000	\$1,120,000	- 21.4%	\$1,425,000	\$1,120,000	- 21.4%
Percent of Original List Price Received*	93.3%	94.6%	+ 1.4%	93.8%	94.3%	+ 0.6%
Inventory of Homes for Sale	136	96	- 29.0%	--	--	--
Months Supply of Inventory	4.0	2.6	- 35.5%	--	--	--

* 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.

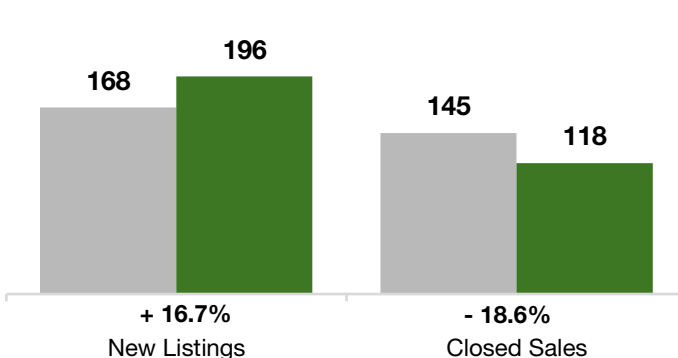
Last 3 Months

■ Thru 4-2021
■ Thru 4-2022



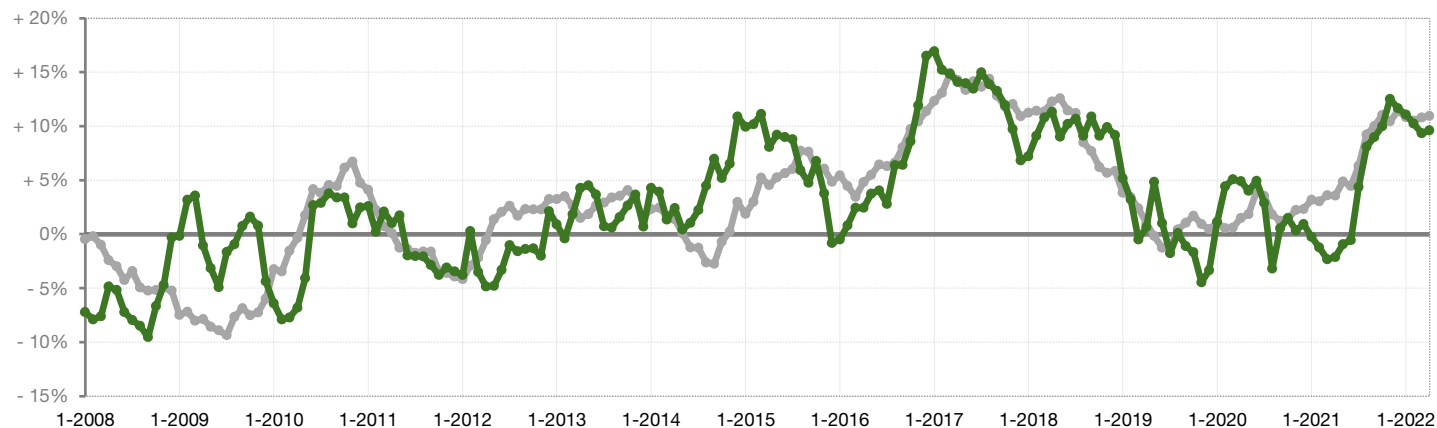
Year to Date

■ Thru 4-2021
■ Thru 4-2022



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

All MLS —
The Lakes —



**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.