

Local Market Update through May 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

- 0.7%

+ 5.5%

+ 13.7%

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 5-2021	Thru 5-2022	+ / -	Thru 5-2021	Thru 5-2022	+ / -
New Listings	144	143	- 0.7%	224	228	+ 1.8%
Pending Sales	112	100	- 10.7%	166	161	- 3.0%
Closed Sales	91	96	+ 5.5%	162	159	- 1.9%
Lowest Sale Price*	\$225,000	\$240,000	+ 6.7%	\$200,000	\$230,000	+ 15.0%
Median Sales Price*	\$585,000	\$665,000	+ 13.7%	\$580,000	\$675,000	+ 16.4%
Highest Sale Price*	\$1,039,999	\$2,630,000	+ 152.9%	\$1,260,000	\$2,630,000	+ 108.7%
Percent of Original List Price Received*	95.2%	97.7%	+ 2.6%	94.7%	97.3%	+ 2.7%
Inventory of Homes for Sale	147	104	- 29.1%	--	--	--
Months Supply of Inventory	4.8	3.0	- 37.9%	--	--	--

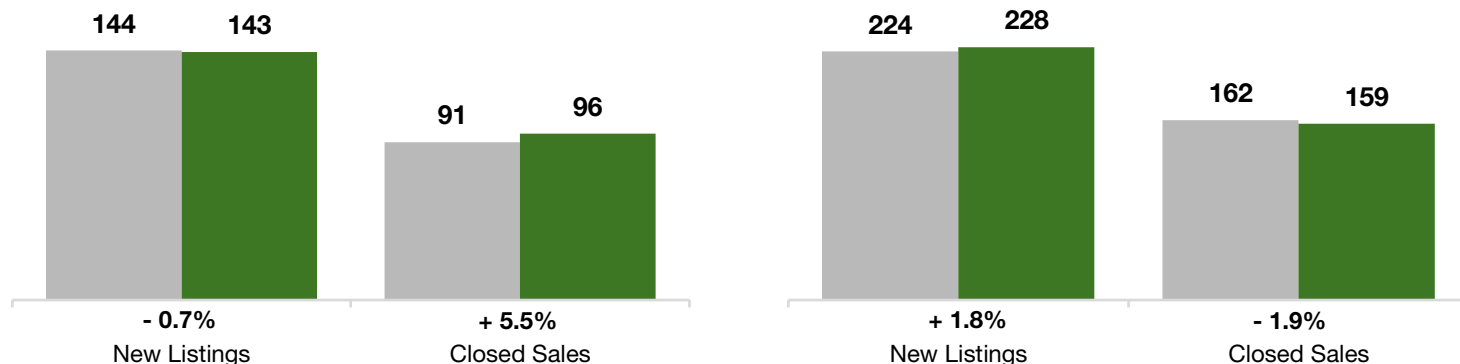
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 5-2021
■ Thru 5-2022

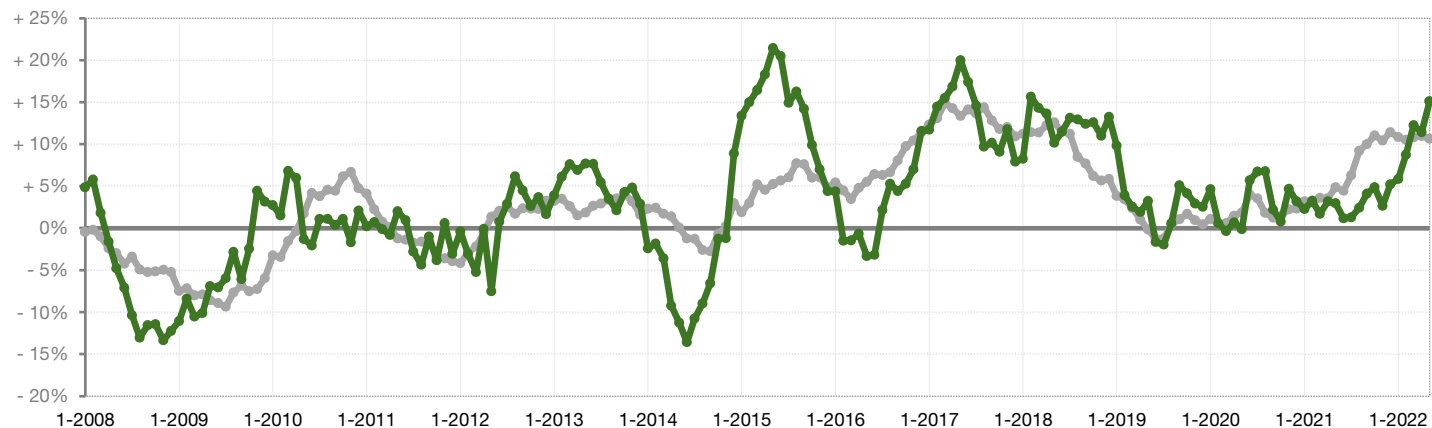
Year to Date

■ Thru 5-2021
■ Thru 5-2022



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