

Local Market Update through May 2022

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

+ 34.1%

Year-Over-Year Change in
New Listings

+ 2.4%

Year-Over-Year Change in
Closed Sales

+ 18.2%

One-Year Change in
Median Sales Price*

Last 3 Months

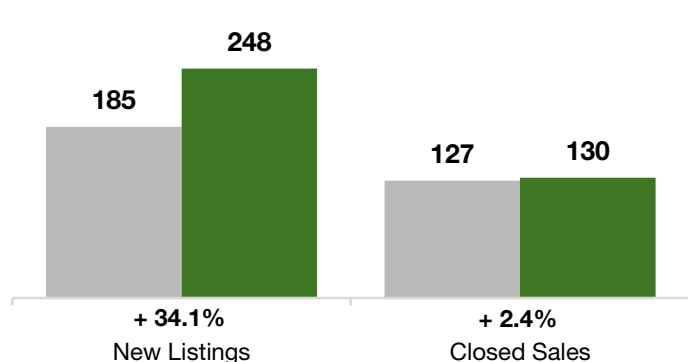
Year to Date

	Thru 5-2021	Thru 5-2022	+ / -	Thru 5-2021	Thru 5-2022	+ / -
New Listings	185	248	+ 34.1%	291	357	+ 22.7%
Pending Sales	142	177	+ 24.6%	213	249	+ 16.9%
Closed Sales	127	130	+ 2.4%	203	235	+ 15.8%
Lowest Sale Price*	\$129,900	\$172,500	+ 32.8%	\$129,900	\$172,500	+ 32.8%
Median Sales Price*	\$440,000	\$520,000	+ 18.2%	\$445,000	\$520,000	+ 16.9%
Highest Sale Price*	\$890,000	\$1,019,888	+ 14.6%	\$1,060,000	\$1,250,000	+ 17.9%
Percent of Original List Price Received*	94.4%	97.3%	+ 3.1%	94.7%	97.0%	+ 2.5%
Inventory of Homes for Sale	195	175	- 10.3%	--	--	--
Months Supply of Inventory	4.4	3.5	- 20.3%	--	--	--

* 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.

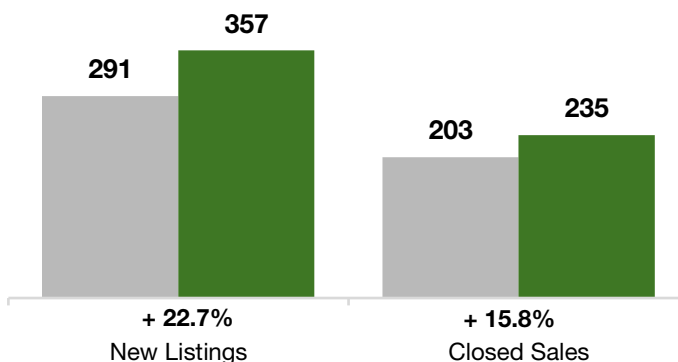
Last 3 Months

■ Thru 5-2021
■ Thru 5-2022

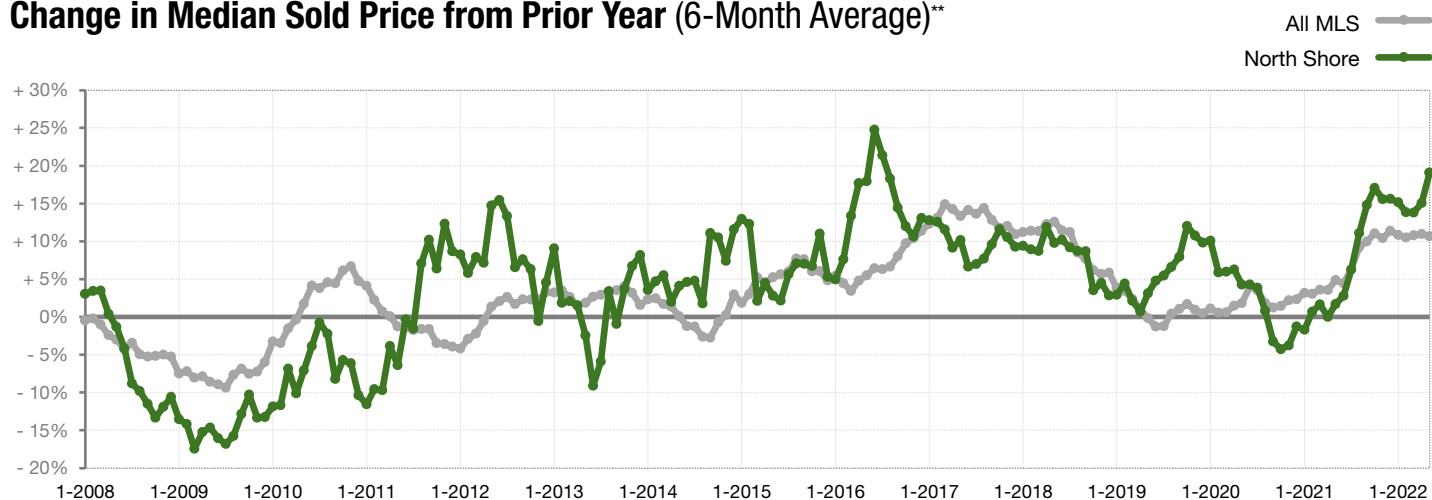


Year to Date

■ Thru 5-2021
■ Thru 5-2022



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



**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.