

Local Market Update through May 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

- 14.0%

Year-Over-Year Change in New Listings

- 10.6%

Year-Over-Year Change in Closed Sales

+ 5.2%

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	399	343	- 14.0%	607	540	- 11.0%
Pending Sales	319	270	- 15.4%	485	426	- 12.2%
Closed Sales	274	245	- 10.6%	457	416	- 9.0%
Lowest Sale Price*	\$179,000	\$370,000	+ 106.7%	\$179,000	\$340,000	+ 89.9%
Median Sales Price*	\$646,250	\$680,000	+ 5.2%	\$635,000	\$695,500	+ 9.5%
Highest Sale Price*	\$1,690,000	\$2,050,000	+ 21.3%	\$2,900,000	\$2,300,000	- 20.7%
Percent of Original List Price Received*	95.3%	98.6%	+ 3.5%	94.9%	98.0%	+ 3.3%
Inventory of Homes for Sale	322	200	- 37.9%	--	--	--
Months Supply of Inventory	3.5	2.2	- 36.9%	--	--	--

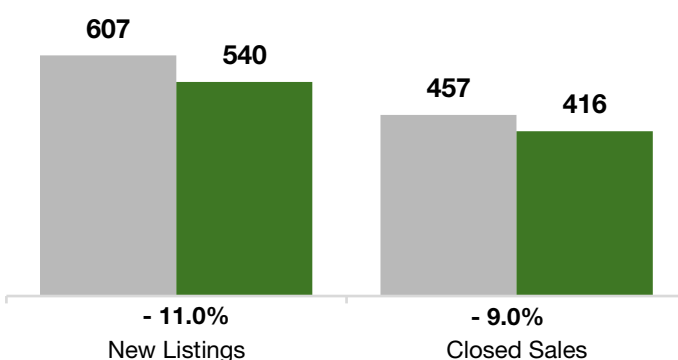
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 5-2021
■ Thru 5-2022

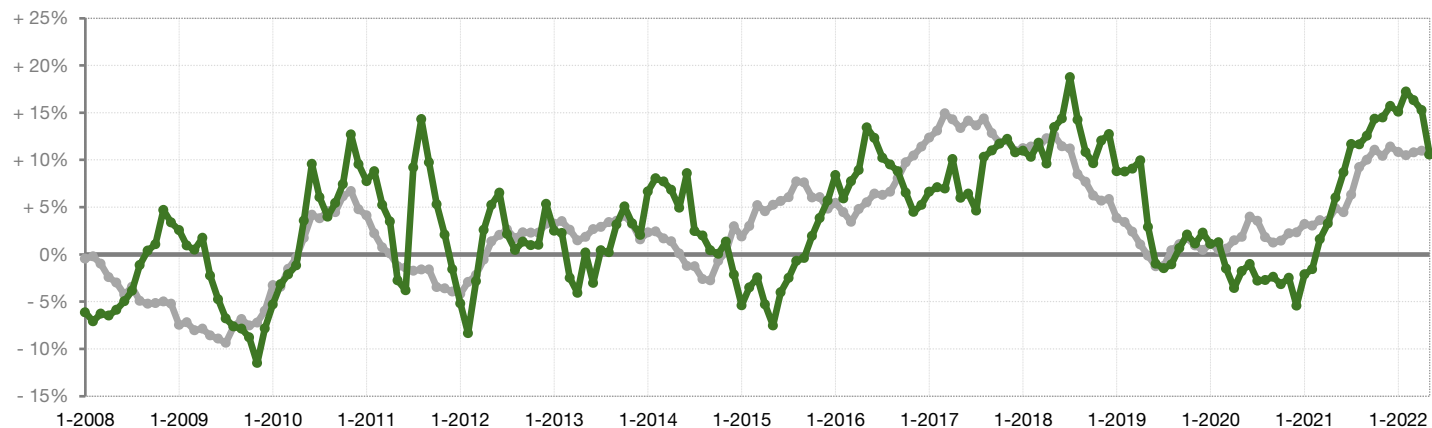
Year to Date

■ Thru 5-2021
■ Thru 5-2022



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

All MLS —
South 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.