

Local Market Update through May 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

+ 6.7%

- 20.7%

+ 4.0%

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 | 164 | 175 | + 6.7% | 226 | 256 | + 13.3% |
| Pending Sales | 137 | 121 | - 11.7% | 196 | 180 | - 8.2% |
| Closed Sales | 116 | 92 | - 20.7% | 185 | 150 | - 18.9% |
| Lowest Sale Price* | \$165,000 | \$105,000 | - 36.4% | \$115,000 | \$75,000 | - 34.8% |
| Median Sales Price* | \$602,800 | \$627,000 | + 4.0% | \$585,000 | \$630,000 | + 7.7% |
| Highest Sale Price* | \$1,425,000 | \$1,190,000 | - 16.5% | \$1,425,000 | \$1,190,000 | - 16.5% |
| Percent of Original List Price Received* | 94.0% | 96.0% | + 2.1% | 93.9% | 95.5% | + 1.7% |
| Inventory of Homes for Sale | 133 | 107 | - 19.8% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 2.9 | - 20.1% | -- | -- | -- |

* 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.

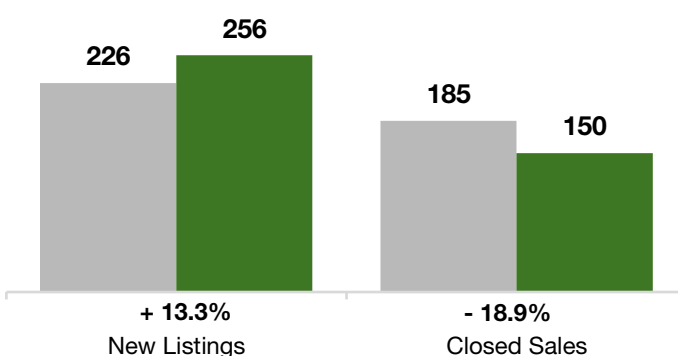
Last 3 Months

■ Thru 5-2021
■ Thru 5-2022



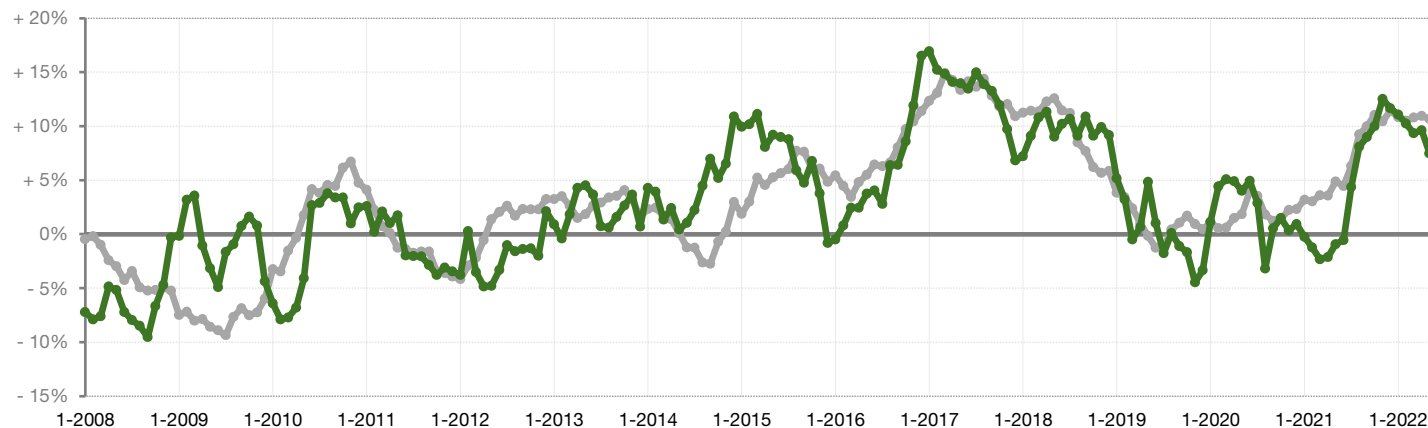
Year to Date

■ Thru 5-2021
■ Thru 5-2022



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

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