

Local Market Update through June 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

- 17.7%

Year-Over-Year Change in New Listings

- 6.9%

Year-Over-Year Change in Closed Sales

+ 5.1%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 6-2021	Thru 6-2022	+ / -	Thru 6-2021	Thru 6-2022	+ / -
New Listings	413	340	- 17.7%	756	661	- 12.6%
Pending Sales	318	233	- 26.7%	596	496	- 16.8%
Closed Sales	274	255	- 6.9%	545	502	- 7.9%
Lowest Sale Price*	\$179,000	\$252,250	+ 40.9%	\$179,000	\$252,250	+ 40.9%
Median Sales Price*	\$647,250	\$680,000	+ 5.1%	\$635,000	\$703,750	+ 10.8%
Highest Sale Price*	\$1,625,000	\$2,050,000	+ 26.2%	\$2,900,000	\$2,300,000	- 20.7%
Percent of Original List Price Received*	95.7%	99.5%	+ 3.9%	95.0%	98.4%	+ 3.5%
Inventory of Homes for Sale	328	221	- 32.7%	--	--	--
Months Supply of Inventory	3.3	2.5	- 24.6%	--	--	--

* 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.

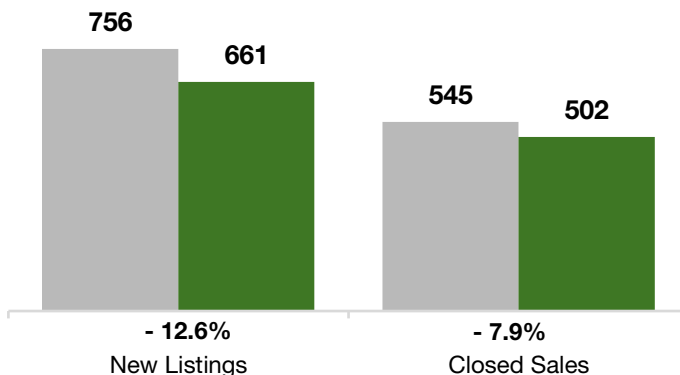
Last 3 Months

■ Thru 6-2021
■ Thru 6-2022



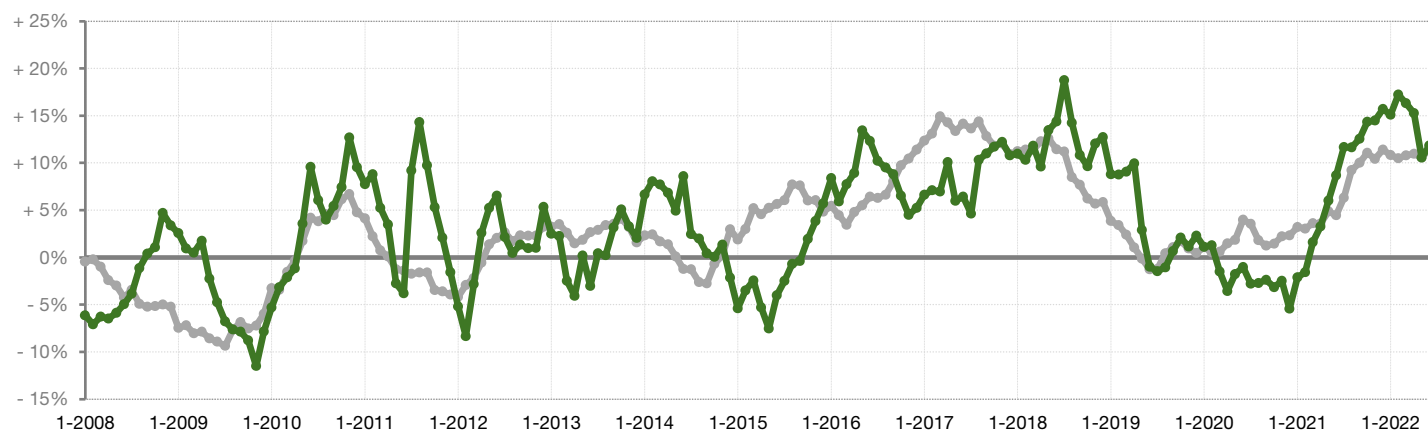
Year to Date

■ Thru 6-2021
■ Thru 6-2022



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