

# Local Market Update through July 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

**- 9.4%**

Year-Over-Year Change in New Listings

**- 19.6%**

Year-Over-Year Change in Closed Sales

**+ 16.2%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 7-2021	Thru 7-2022	+ / -	Thru 7-2021	Thru 7-2022	+ / -
New Listings	159	144	- 9.4%	341	325	- 4.7%
Pending Sales	115	83	- 27.8%	239	216	- 9.6%
Closed Sales	107	86	- 19.6%	238	224	- 5.9%
Lowest Sale Price*	\$175,000	<b>\$285,000</b>	+ 62.9%	\$175,000	<b>\$230,000</b>	+ 31.4%
Median Sales Price*	\$600,000	<b>\$697,000</b>	+ 16.2%	\$585,000	<b>\$679,444</b>	+ 16.1%
Highest Sale Price*	\$1,400,000	<b>\$1,650,000</b>	+ 17.9%	\$1,400,000	<b>\$2,630,000</b>	+ 87.9%
Percent of Original List Price Received*	95.0%	<b>98.8%</b>	+ 4.0%	94.7%	<b>97.7%</b>	+ 3.2%
Inventory of Homes for Sale	152	133	- 12.1%	--	--	--
Months Supply of Inventory	4.4	4.0	- 8.5%	--	--	--

\* 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 7-2021  
■ Thru 7-2022

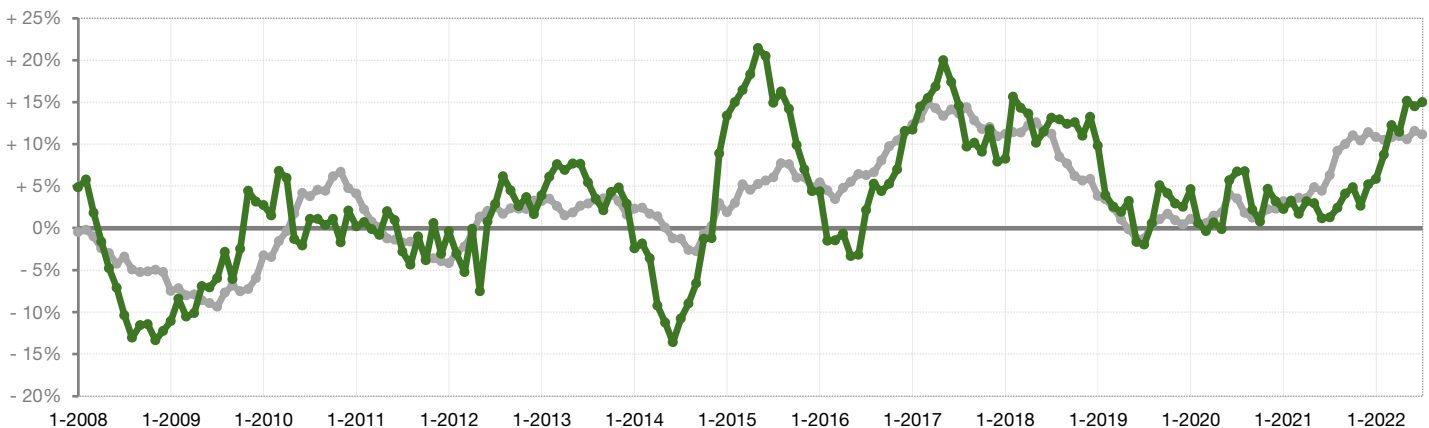
### Year to Date

■ Thru 7-2021  
■ Thru 7-2022



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