

Local Market Update through July 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

+ 19.9%

Year-Over-Year Change in New Listings

+ 32.8%

Year-Over-Year Change in Closed Sales

+ 11.1%

One-Year Change in Median Sales Price*

Last 3 Months

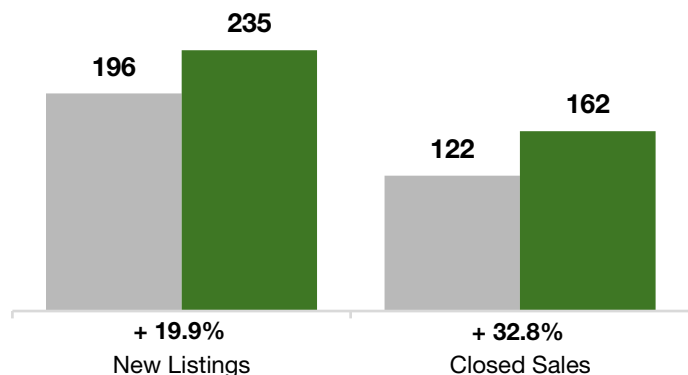
Year to Date

	Thru 7-2021	Thru 7-2022	+ / -	Thru 7-2021	Thru 7-2022	+ / -
New Listings	196	235	+ 19.9%	428	513	+ 19.9%
Pending Sales	147	138	- 6.1%	313	329	+ 5.1%
Closed Sales	122	162	+ 32.8%	286	357	+ 24.8%
Lowest Sale Price*	\$129,900	\$172,500	+ 32.8%	\$129,900	\$172,500	+ 32.8%
Median Sales Price*	\$499,500	\$555,000	+ 11.1%	\$457,500	\$540,000	+ 18.0%
Highest Sale Price*	\$1,070,000	\$1,200,000	+ 12.1%	\$1,070,000	\$1,250,000	+ 16.8%
Percent of Original List Price Received*	97.1%	98.7%	+ 1.6%	95.6%	97.6%	+ 2.1%
Inventory of Homes for Sale	200	212	+ 6.0%	--	--	--
Months Supply of Inventory	4.2	4.3	+ 2.6%	--	--	--

* 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.

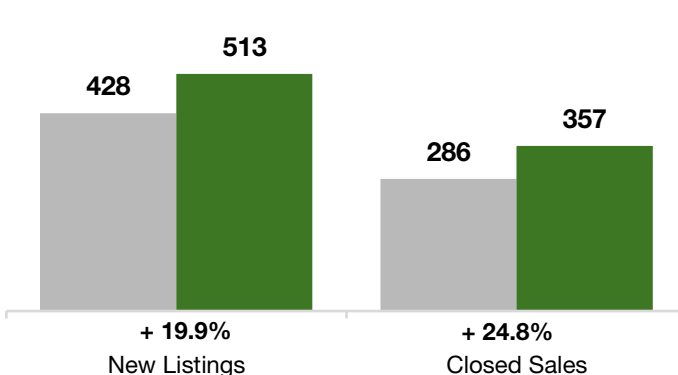
Last 3 Months

■ Thru 7-2021
■ Thru 7-2022



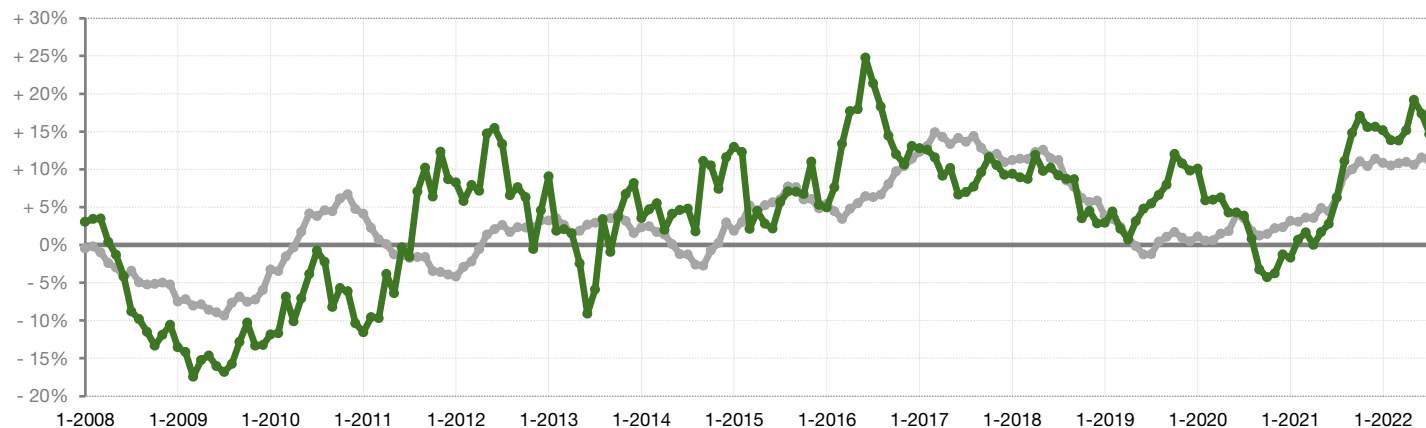
Year to Date

■ Thru 7-2021
■ Thru 7-2022



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

All MLS —
North 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.