

Local Market Update through July 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

- 18.1%

Year-Over-Year Change in New Listings

- 4.5%

Year-Over-Year Change in Closed Sales

+ 8.3%

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	392	321	- 18.1%	871	762	- 12.5%
Pending Sales	302	211	- 30.1%	693	552	- 20.3%
Closed Sales	267	255	- 4.5%	636	589	- 7.4%
Lowest Sale Price*	\$179,000	\$252,250	+ 40.9%	\$179,000	\$252,250	+ 40.9%
Median Sales Price*	\$660,000	\$715,000	+ 8.3%	\$640,000	\$715,000	+ 11.7%
Highest Sale Price*	\$1,625,000	\$3,050,000	+ 87.7%	\$2,900,000	\$3,050,000	+ 5.2%
Percent of Original List Price Received*	95.7%	99.6%	+ 4.1%	95.1%	98.5%	+ 3.6%
Inventory of Homes for Sale	334	246	- 26.2%	--	--	--
Months Supply of Inventory	3.3	2.9	- 12.1%	--	--	--

* 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.

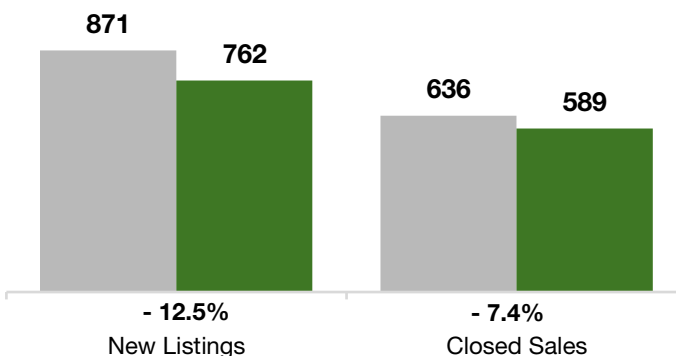
Last 3 Months

■ Thru 7-2021
■ Thru 7-2022

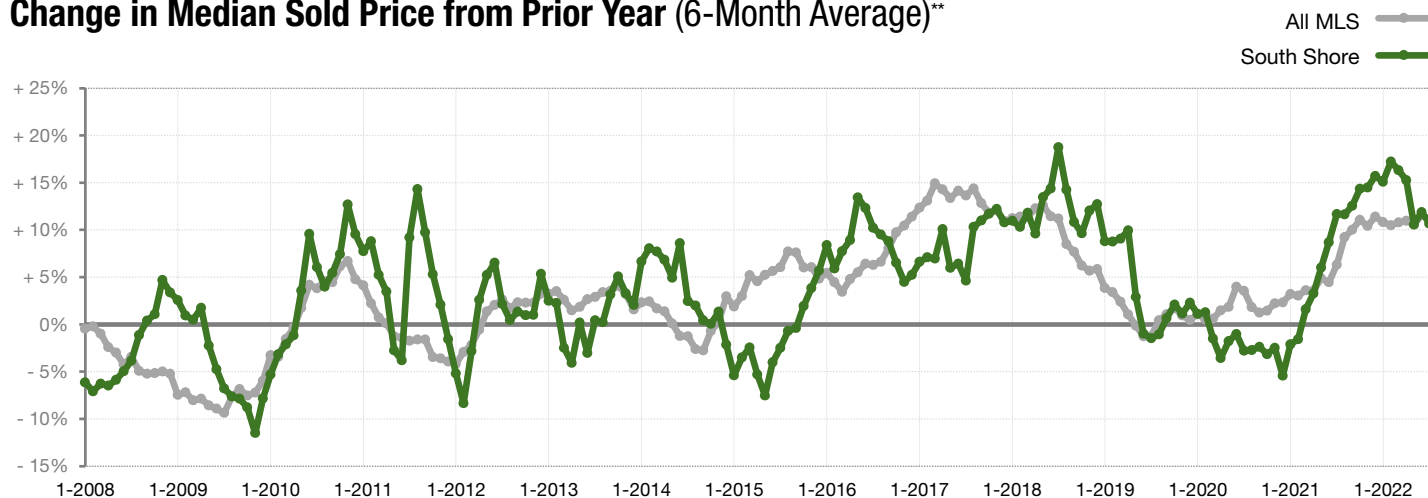


Year to Date

■ Thru 7-2021
■ Thru 7-2022



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



**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.