

Local Market Update through July 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

+ 2.0%

- 1.6%

+ 11.5%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

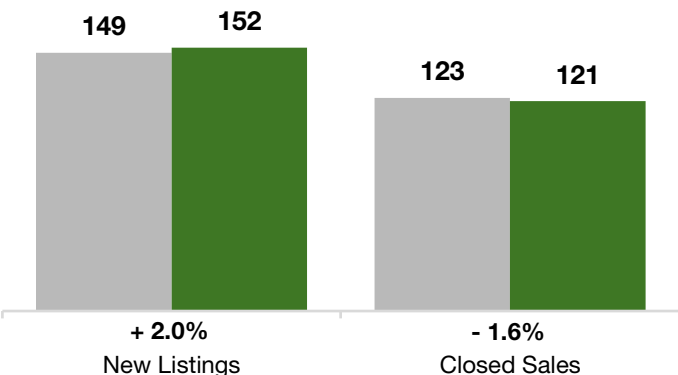
Year to Date

	Thru 7-2021	Thru 7-2022	+ / -	Thru 7-2021	Thru 7-2022	+ / -
New Listings	149	152	+ 2.0%	317	349	+ 10.1%
Pending Sales	122	106	- 13.1%	275	242	- 12.0%
Closed Sales	123	121	- 1.6%	268	239	- 10.8%
Lowest Sale Price*	\$112,500	\$145,000	+ 28.9%	\$112,500	\$75,000	- 33.3%
Median Sales Price*	\$628,000	\$700,000	+ 11.5%	\$600,000	\$675,000	+ 12.5%
Highest Sale Price*	\$1,100,000	\$1,570,000	+ 42.7%	\$1,425,000	\$1,570,000	+ 10.2%
Percent of Original List Price Received*	95.0%	98.0%	+ 3.1%	94.4%	96.2%	+ 1.9%
Inventory of Homes for Sale	129	126	- 2.8%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 14.8%	--	--	--

* 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.

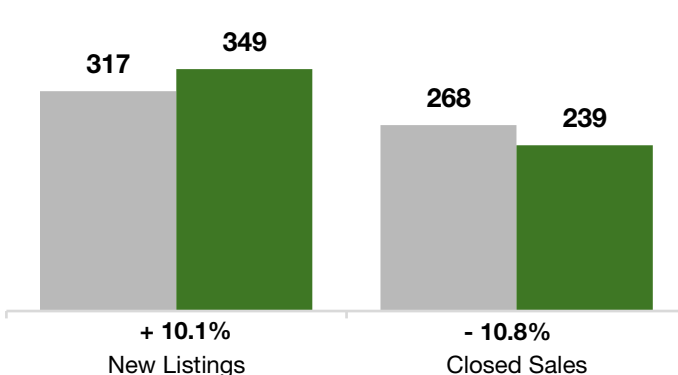
Last 3 Months

■ Thru 7-2021
■ Thru 7-2022



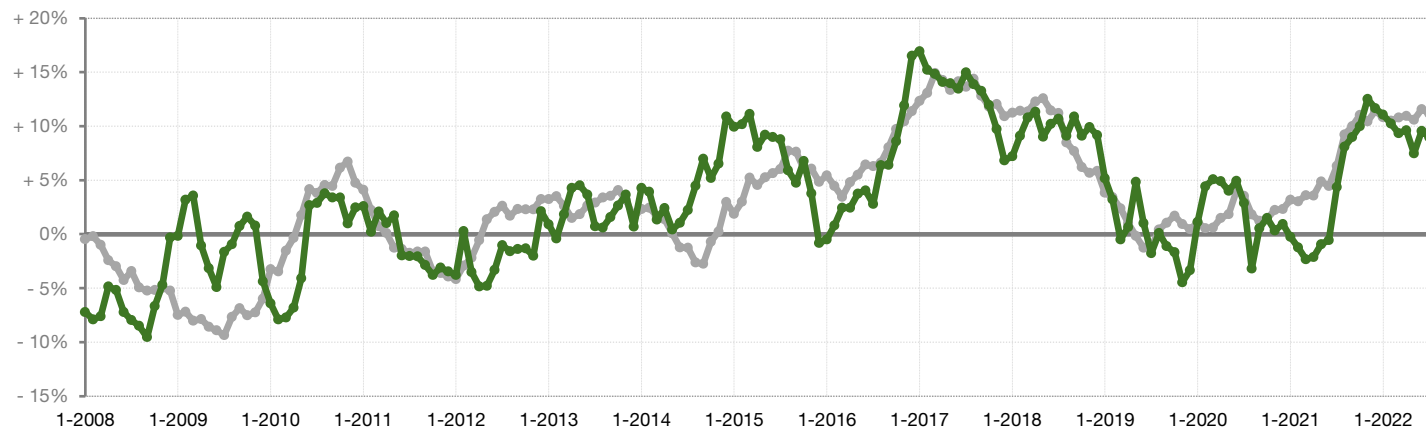
Year to Date

■ Thru 7-2021
■ Thru 7-2022



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

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