

# Local Market Update through August 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

**- 18.4%**

Year-Over-Year Change in New Listings

**- 12.8%**

Year-Over-Year Change in Closed Sales

**+ 15.7%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

|  | Thru 8-2021 | Thru 8-2022        | + / -   | Thru 8-2021 | Thru 8-2022        | + / -   |
|--|-------------|--------------------|---------|-------------|--------------------|---------|
| New Listings                             | 163         | <b>133</b>         | - 18.4% | 387         | <b>367</b>         | - 5.2%  |
| Pending Sales                            | 123         | <b>89</b>          | - 27.6% | 288         | <b>249</b>         | - 13.5% |
| Closed Sales                             | 117         | <b>102</b>         | - 12.8% | 279         | <b>261</b>         | - 6.5%  |
| Lowest Sale Price*                       | \$175,000   | <b>\$285,000</b>   | + 62.9% | \$175,000   | <b>\$230,000</b>   | + 31.4% |
| Median Sales Price*                      | \$605,000   | <b>\$699,900</b>   | + 15.7% | \$598,000   | <b>\$685,000</b>   | + 14.5% |
| 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* | 95.7%       | <b>98.2%</b>       | + 2.6%  | 95.1%       | <b>97.6%</b>       | + 2.6%  |
| Inventory of Homes for Sale              | 152         | <b>138</b>         | - 9.4%  | --          | --                 | --      |
| Months Supply of Inventory               | 4.4         | <b>4.3</b>         | - 1.6%  | --          | --                 | --      |

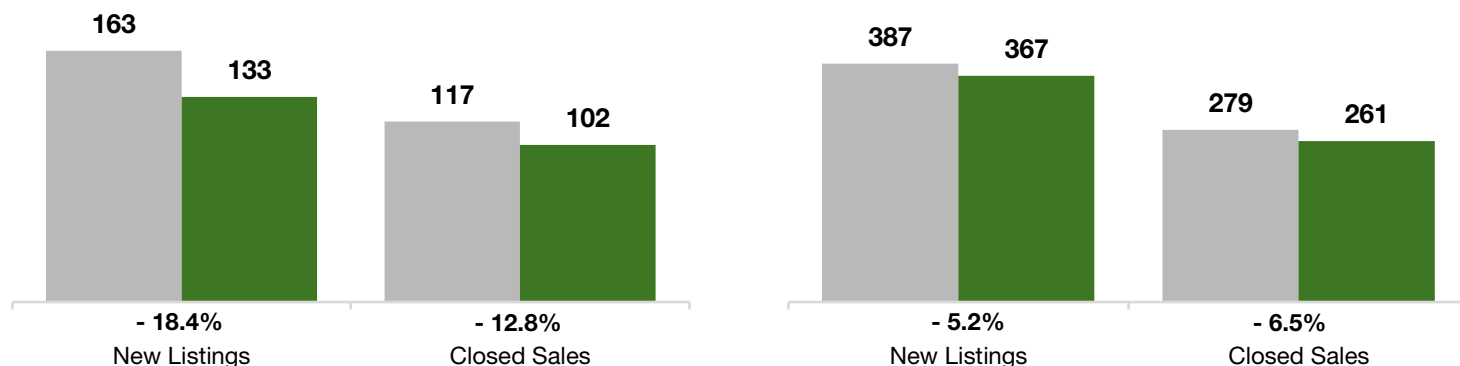
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 8-2021  
■ Thru 8-2022

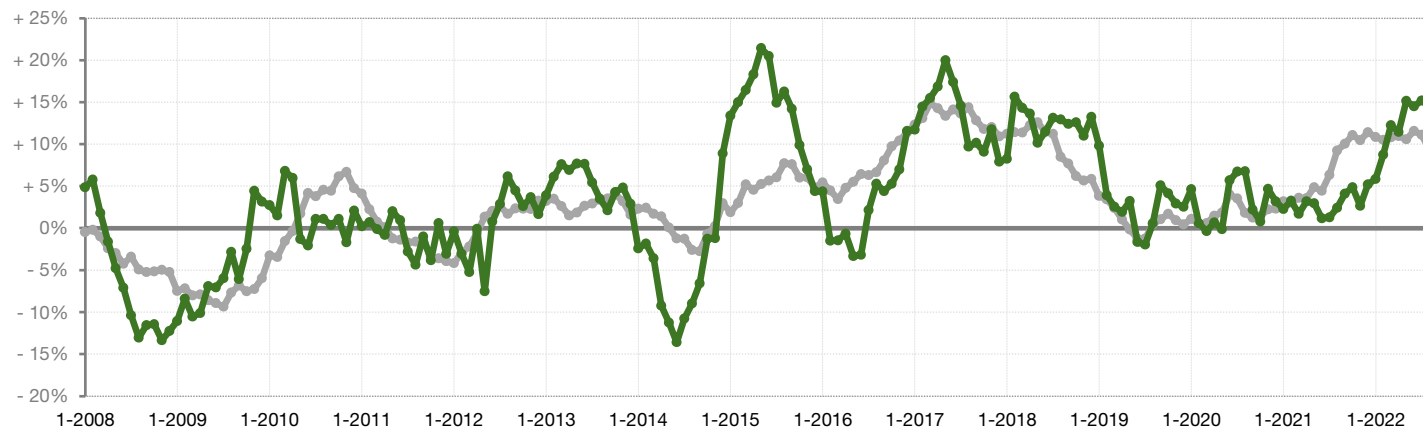
### Year to Date

■ Thru 8-2021  
■ Thru 8-2022



### 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 September 6, 2022. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2022 ShowingTime.