

# Local Market Update through August 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

**+ 1.4%**

Year-Over-Year Change in New Listings

**+ 17.8%**

Year-Over-Year Change in Closed Sales

**+ 4.4%**

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	211	<b>214</b>	+ 1.4%	502	<b>577</b>	+ 14.9%
Pending Sales	151	<b>131</b>	- 13.2%	363	<b>373</b>	+ 2.8%
Closed Sales	135	<b>159</b>	+ 17.8%	338	<b>397</b>	+ 17.5%
Lowest Sale Price*	\$160,000	<b>\$81,000</b>	- 49.4%	\$129,900	<b>\$81,000</b>	- 37.6%
Median Sales Price*	\$522,000	<b>\$545,000</b>	+ 4.4%	\$467,500	<b>\$535,000</b>	+ 14.4%
Highest Sale Price*	\$1,175,000	<b>\$1,200,000</b>	+ 2.1%	\$1,175,000	<b>\$1,250,000</b>	+ 6.4%
Percent of Original List Price Received*	97.6%	<b>98.0%</b>	+ 0.3%	95.9%	<b>97.4%</b>	+ 1.6%
Inventory of Homes for Sale	204	<b>219</b>	+ 7.4%	--	--	--
Months Supply of Inventory	4.3	<b>4.5</b>	+ 5.7%	--	--	--

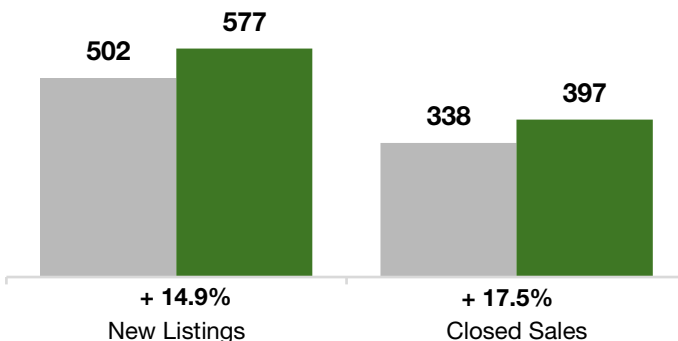
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 8-2021  
■ Thru 8-2022

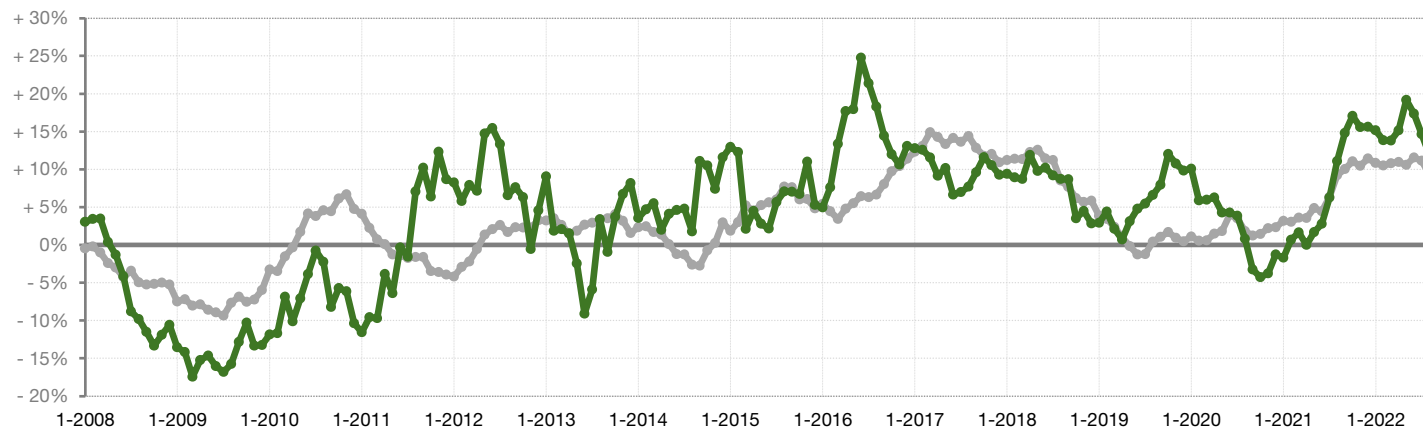
### Year to Date

■ Thru 8-2021  
■ Thru 8-2022



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

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