

Local Market Update through August 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

- 19.7%

Year-Over-Year Change in New Listings

- 20.1%

Year-Over-Year Change in Closed Sales

+ 15.4%

One-Year Change in Median Sales Price*

Last 3 Months

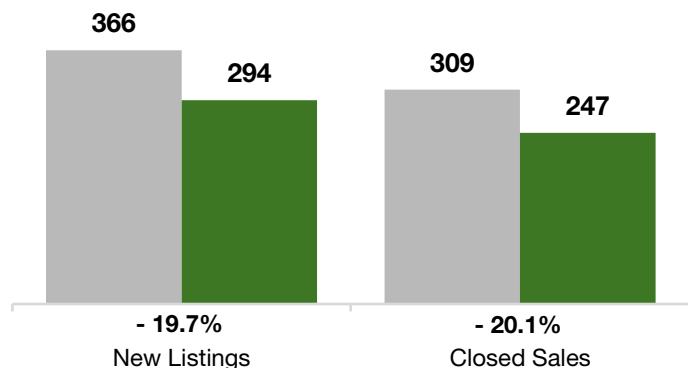
Year to Date

	Thru 8-2021	Thru 8-2022	+ / -	Thru 8-2021	Thru 8-2022	+ / -
New Listings	366	294	- 19.7%	973	839	- 13.8%
Pending Sales	306	202	- 34.0%	790	620	- 21.5%
Closed Sales	309	247	- 20.1%	766	664	- 13.3%
Lowest Sale Price*	\$179,000	\$252,250	+ 40.9%	\$179,000	\$252,250	+ 40.9%
Median Sales Price*	\$649,900	\$750,000	+ 15.4%	\$640,000	\$715,000	+ 11.7%
Highest Sale Price*	\$1,950,000	\$3,050,000	+ 56.4%	\$2,900,000	\$3,050,000	+ 5.2%
Percent of Original List Price Received*	96.4%	99.4%	+ 3.1%	95.5%	98.5%	+ 3.1%
Inventory of Homes for Sale	324	259	- 20.0%	--	--	--
Months Supply of Inventory	3.2	3.2	- 1.3%	--	--	--

* 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.

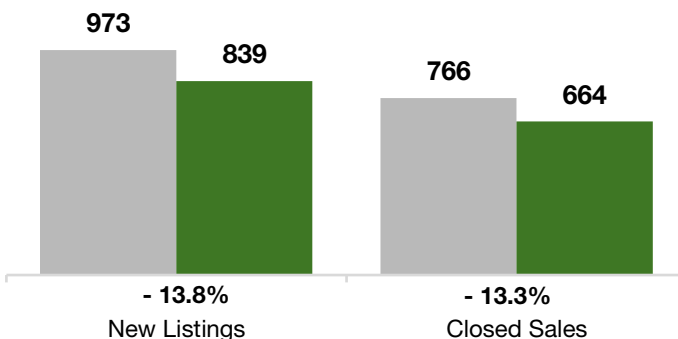
Last 3 Months

■ Thru 8-2021
■ Thru 8-2022

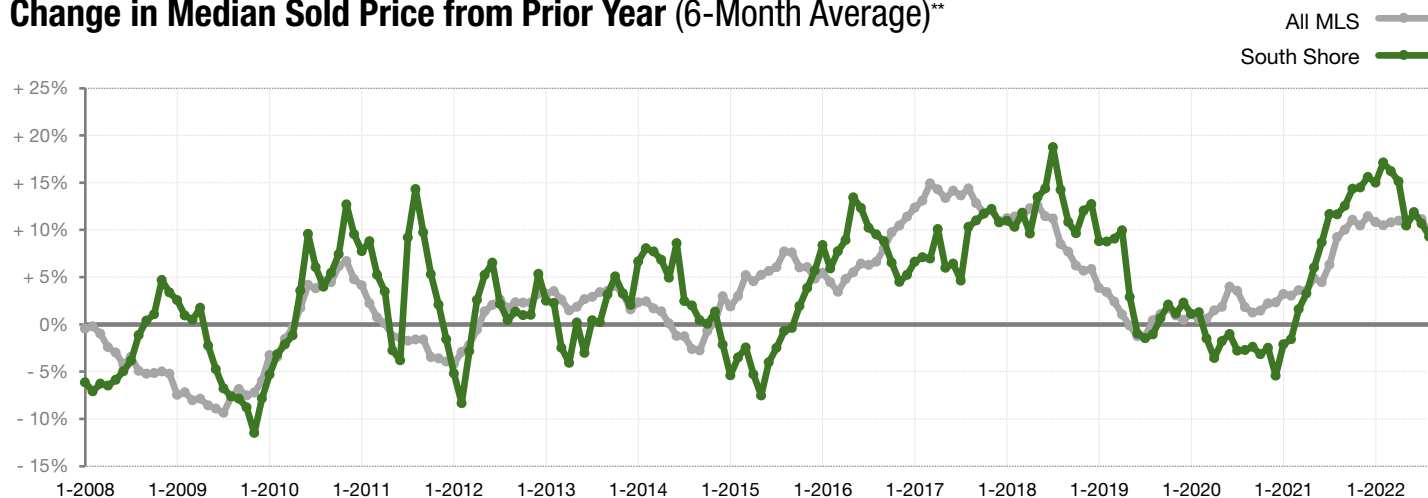


Year to Date

■ Thru 8-2021
■ Thru 8-2022



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



**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.