

Local Market Update through August 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

- 5.7%

Year-Over-Year Change in
New Listings

- 5.4%

Year-Over-Year Change in
Closed Sales

+ 11.2%

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	140	132	- 5.7%	366	389	+ 6.3%
Pending Sales	121	98	- 19.0%	317	273	- 13.9%
Closed Sales	130	123	- 5.4%	315	273	- 13.3%
Lowest Sale Price*	\$112,500	\$168,000	+ 49.3%	\$112,500	\$75,000	- 33.3%
Median Sales Price*	\$629,500	\$700,000	+ 11.2%	\$602,000	\$675,000	+ 12.1%
Highest Sale Price*	\$1,120,000	\$1,570,000	+ 40.2%	\$1,425,000	\$1,570,000	+ 10.2%
Percent of Original List Price Received*	95.8%	96.7%	+ 0.9%	94.7%	96.0%	+ 1.4%
Inventory of Homes for Sale	126	126	+ 0.3%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 21.3%	--	--	--

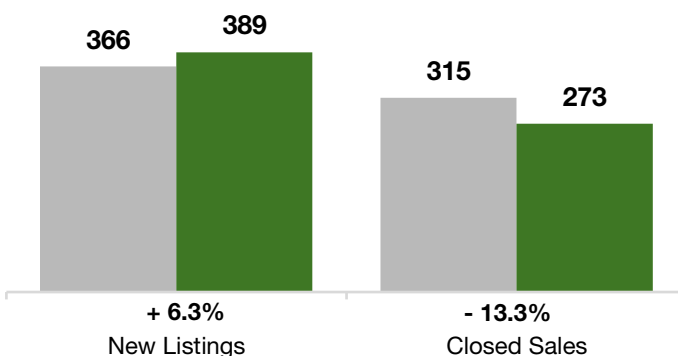
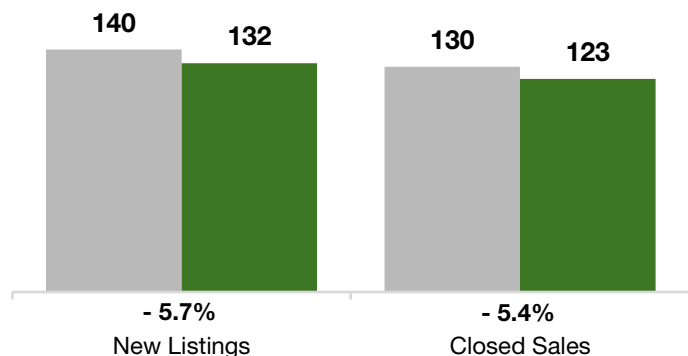
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 8-2021
■ Thru 8-2022

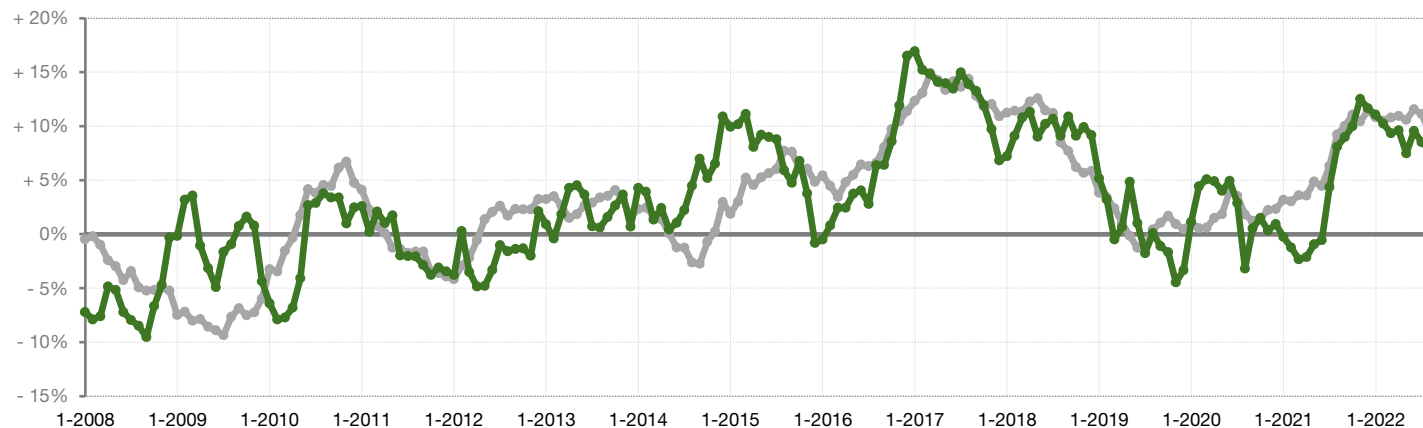
Year to Date

■ Thru 8-2021
■ Thru 8-2022



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

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