

Local Market Update through September 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

- 15.0%

Year-Over-Year Change in
New Listings

- 17.1%

Year-Over-Year Change in
Closed Sales

+ 15.6%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Thru 9-2021	Thru 9-2022	+ / -	Thru 9-2021	Thru 9-2022	+ / -
New Listings	140	119	- 15.0%	423	405	- 4.3%
Pending Sales	119	80	- 32.8%	317	269	- 15.1%
Closed Sales	117	97	- 17.1%	315	290	- 7.9%
Lowest Sale Price*	\$260,000	\$265,000	+ 1.9%	\$175,000	\$170,000	- 2.9%
Median Sales Price*	\$610,000	\$705,000	+ 15.6%	\$598,000	\$685,169	+ 14.6%
Highest Sale Price*	\$1,400,000	\$1,650,000	+ 17.9%	\$1,400,000	\$2,630,000	+ 87.9%
Percent of Original List Price Received*	96.1%	97.9%	+ 1.9%	95.2%	97.6%	+ 2.6%
Inventory of Homes for Sale	146	132	- 9.6%	--	--	--
Months Supply of Inventory	4.2	4.3	+ 2.0%	--	--	--

* 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 9-2021
■ Thru 9-2022



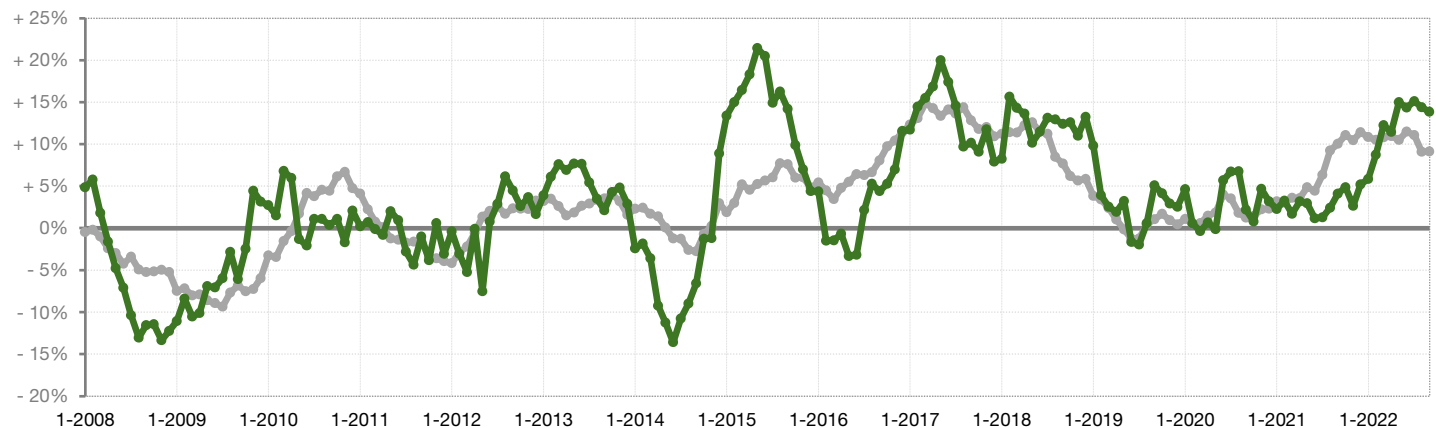
Year to Date

■ Thru 9-2021
■ Thru 9-2022



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