

Local Market Update through September 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

- 14.9%

Year-Over-Year Change in New Listings

- 31.1%

Year-Over-Year Change in Closed Sales

+ 13.6%

One-Year Change in Median Sales Price*

Last 3 Months

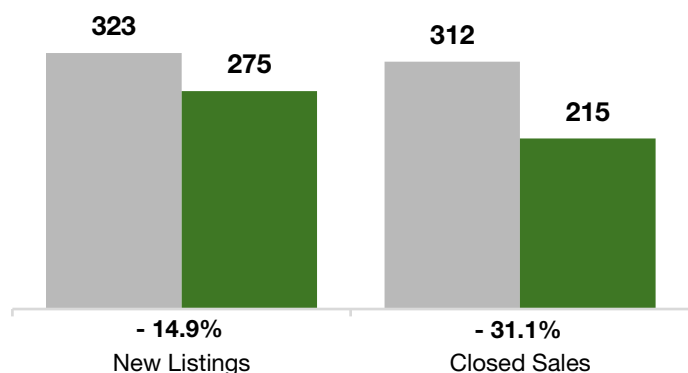
Year to Date

	Thru 9-2021	Thru 9-2022	+ / -	Thru 9-2021	Thru 9-2022	+ / -
New Listings	323	275	- 14.9%	1,079	942	- 12.7%
Pending Sales	275	187	- 32.0%	870	677	- 22.2%
Closed Sales	312	215	- 31.1%	857	724	- 15.5%
Lowest Sale Price*	\$285,000	\$315,000	+ 10.5%	\$179,000	\$252,250	+ 40.9%
Median Sales Price*	\$660,000	\$750,000	+ 13.6%	\$645,000	\$715,000	+ 10.9%
Highest Sale Price*	\$3,089,000	\$3,050,000	- 1.3%	\$3,089,000	\$3,050,000	- 1.3%
Percent of Original List Price Received*	97.1%	98.1%	+ 1.0%	95.8%	98.3%	+ 2.6%
Inventory of Homes for Sale	309	267	- 13.6%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 7.2%	--	--	--

* 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.

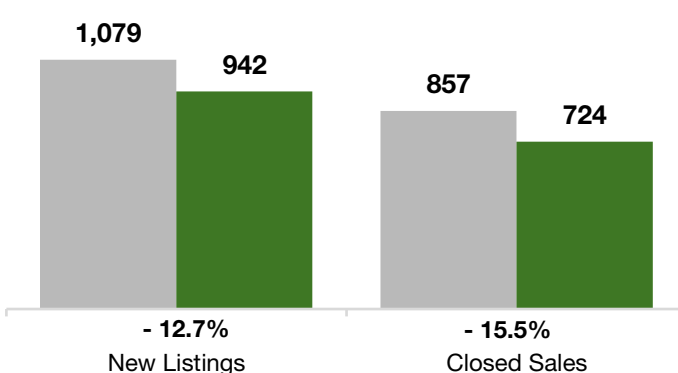
Last 3 Months

■ Thru 9-2021
■ Thru 9-2022



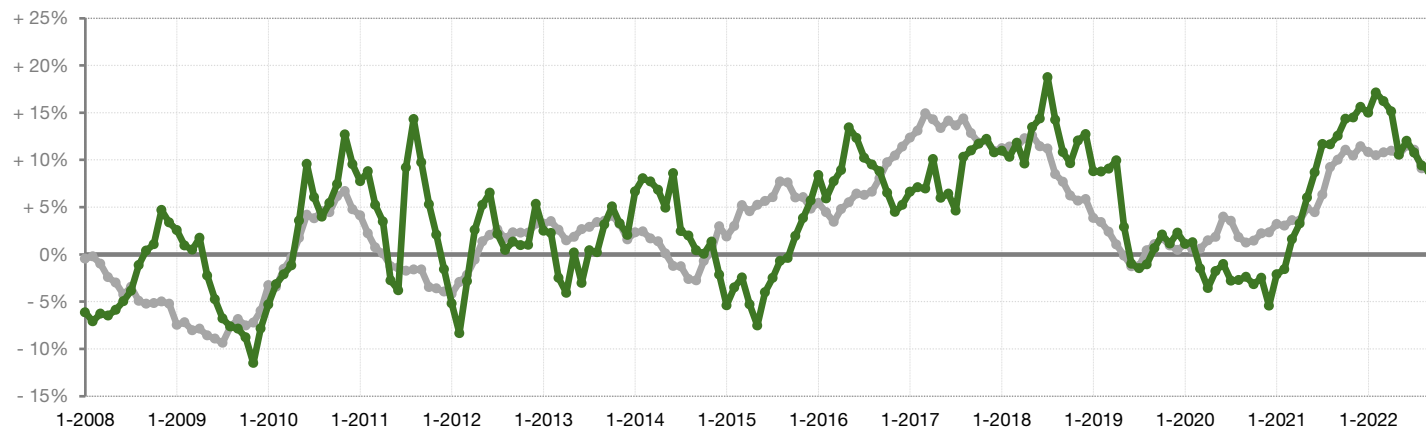
Year to Date

■ Thru 9-2021
■ Thru 9-2022



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

All MLS —
South 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.