

# Local Market Update through September 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

**- 12.8%**

Year-Over-Year Change in New Listings

**- 20.0%**

Year-Over-Year Change in Closed Sales

**+ 11.5%**

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	149	<b>130</b>	- 12.8%	424	<b>433</b>	+ 2.1%
Pending Sales	115	<b>89</b>	- 22.6%	353	<b>297</b>	- 15.9%
Closed Sales	130	<b>104</b>	- 20.0%	354	<b>306</b>	- 13.6%
Lowest Sale Price*	\$112,500	<b>\$140,000</b>	+ 24.4%	\$112,500	<b>\$75,000</b>	- 33.3%
Median Sales Price*	\$632,500	<b>\$705,000</b>	+ 11.5%	\$610,000	<b>\$676,500</b>	+ 10.9%
Highest Sale Price*	\$1,150,000	<b>\$1,230,000</b>	+ 7.0%	\$1,425,000	<b>\$1,570,000</b>	+ 10.2%
Percent of Original List Price Received*	96.7%	<b>95.0%</b>	- 1.8%	94.9%	<b>95.8%</b>	+ 1.0%
Inventory of Homes for Sale	125	<b>126</b>	+ 0.8%	--	--	--
Months Supply of Inventory	3.1	<b>3.8</b>	+ 22.4%	--	--	--

\* 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



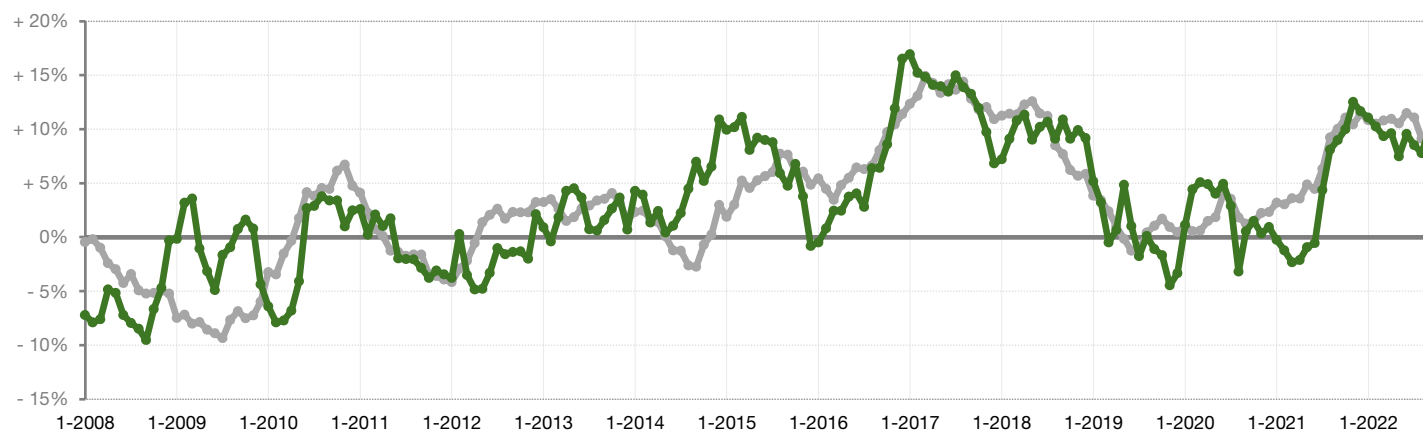
### Year to Date

■ Thru 9-2021  
■ Thru 9-2022



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

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