

# Local Market Update through October 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

**- 15.7%**

**- 24.4%**

**+ 14.6%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 10-2021	Thru 10-2022	+ / -	Thru 10-2021	Thru 10-2022	+ / -
New Listings	127	<b>107</b>	- 15.7%	468	<b>436</b>	- 6.8%
Pending Sales	107	<b>68</b>	- 36.4%	345	<b>283</b>	- 18.0%
Closed Sales	119	<b>90</b>	- 24.4%	357	<b>317</b>	- 11.2%
Lowest Sale Price*	\$260,000	<b>\$265,000</b>	+ 1.9%	\$175,000	<b>\$170,000</b>	- 2.9%
Median Sales Price*	\$610,000	<b>\$699,000</b>	+ 14.6%	\$600,000	<b>\$685,338</b>	+ 14.2%
Highest Sale Price*	\$1,300,000	<b>\$1,650,000</b>	+ 26.9%	\$1,400,000	<b>\$2,630,000</b>	+ 87.9%
Percent of Original List Price Received*	96.6%	<b>97.3%</b>	+ 0.8%	95.3%	<b>97.6%</b>	+ 2.4%
Inventory of Homes for Sale	143	<b>126</b>	- 11.4%	--	--	--
Months Supply of Inventory	4.1	<b>4.2</b>	+ 2.8%	--	--	--

\* 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.

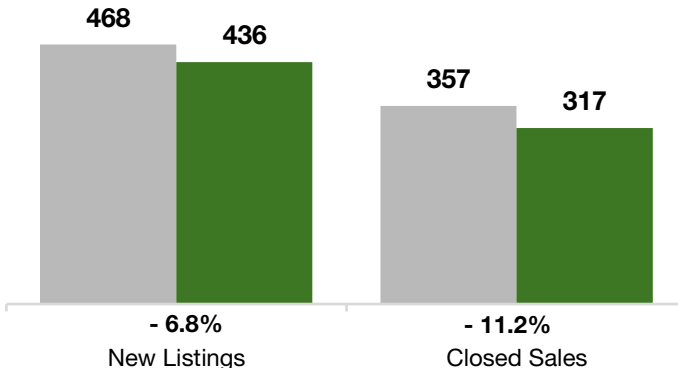
### Last 3 Months

■ Thru 10-2021  
■ Thru 10-2022



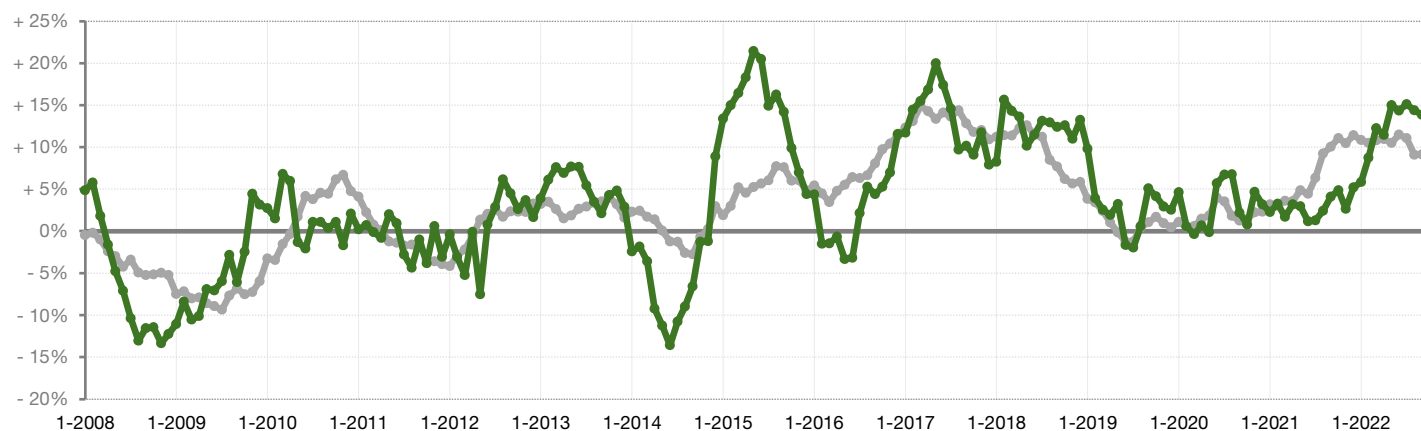
### Year to Date

■ Thru 10-2021  
■ Thru 10-2022



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