

# Local Market Update through October 2022

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



## Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

**+ 12.9%**

**- 19.9%**

**- 0.6%**

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	171	<b>193</b>	+ 12.9%	616	<b>628</b>	+ 1.9%
Pending Sales	143	<b>120</b>	- 16.1%	523	<b>415</b>	- 20.7%
Closed Sales	151	<b>121</b>	- 19.9%	526	<b>430</b>	- 18.3%
Lowest Sale Price*	\$185,000	<b>\$280,000</b>	+ 51.4%	\$185,000	<b>\$215,000</b>	+ 16.2%
Median Sales Price*	\$635,000	<b>\$631,000</b>	- 0.6%	\$576,750	<b>\$647,500</b>	+ 12.3%
Highest Sale Price*	\$1,180,000	<b>\$1,190,000</b>	+ 0.8%	\$1,450,000	<b>\$1,400,000</b>	- 3.4%
Percent of Original List Price Received*	97.8%	<b>98.9%</b>	+ 1.1%	96.9%	<b>99.4%</b>	+ 2.6%
Inventory of Homes for Sale	161	<b>166</b>	+ 3.5%	--	--	--
Months Supply of Inventory	3.0	<b>3.9</b>	+ 31.1%	--	--	--

\* 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.

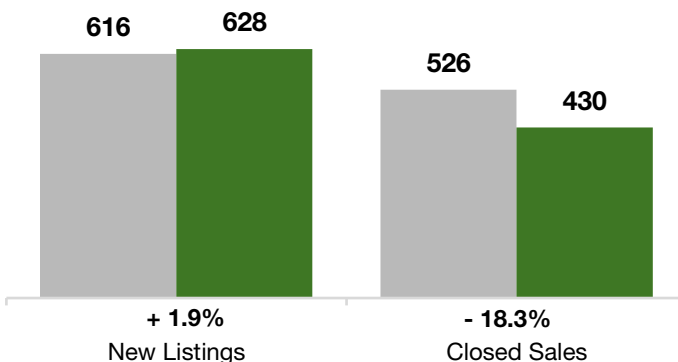
### Last 3 Months

■ Thru 10-2021  
■ Thru 10-2022



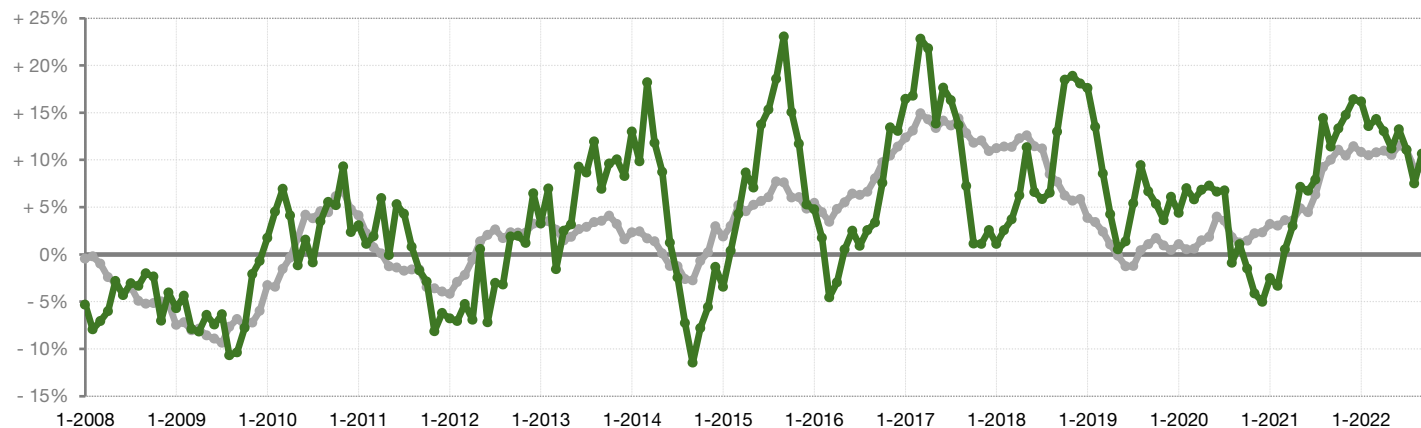
### Year to Date

■ Thru 10-2021  
■ Thru 10-2022



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

All MLS —  
Heartland —



\*\*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.