

Local Market Update through October 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

- 18.4%

Year-Over-Year Change in New Listings

- 35.6%

Year-Over-Year Change in Closed Sales

+ 8.3%

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	304	248	- 18.4%	1,175	1,012	- 13.9%
Pending Sales	277	176	- 36.5%	970	723	- 25.5%
Closed Sales	315	203	- 35.6%	951	793	- 16.6%
Lowest Sale Price*	\$285,000	\$280,500	- 1.6%	\$179,000	\$252,250	+ 40.9%
Median Sales Price*	\$660,000	\$715,000	+ 8.3%	\$646,000	\$715,000	+ 10.7%
Highest Sale Price*	\$3,089,000	\$2,025,000	- 34.4%	\$3,089,000	\$3,050,000	- 1.3%
Percent of Original List Price Received*	97.6%	96.9%	- 0.7%	95.9%	98.1%	+ 2.3%
Inventory of Homes for Sale	286	259	- 9.5%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.9%	--	--	--

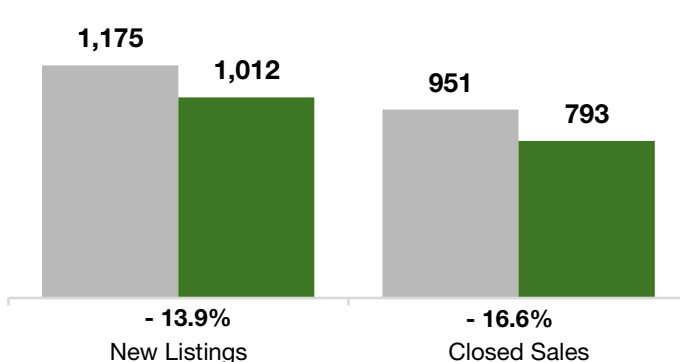
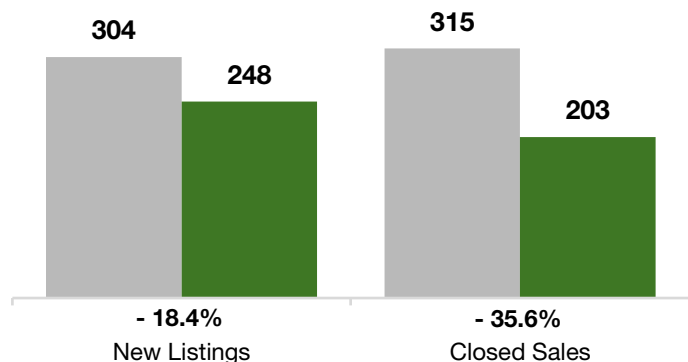
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

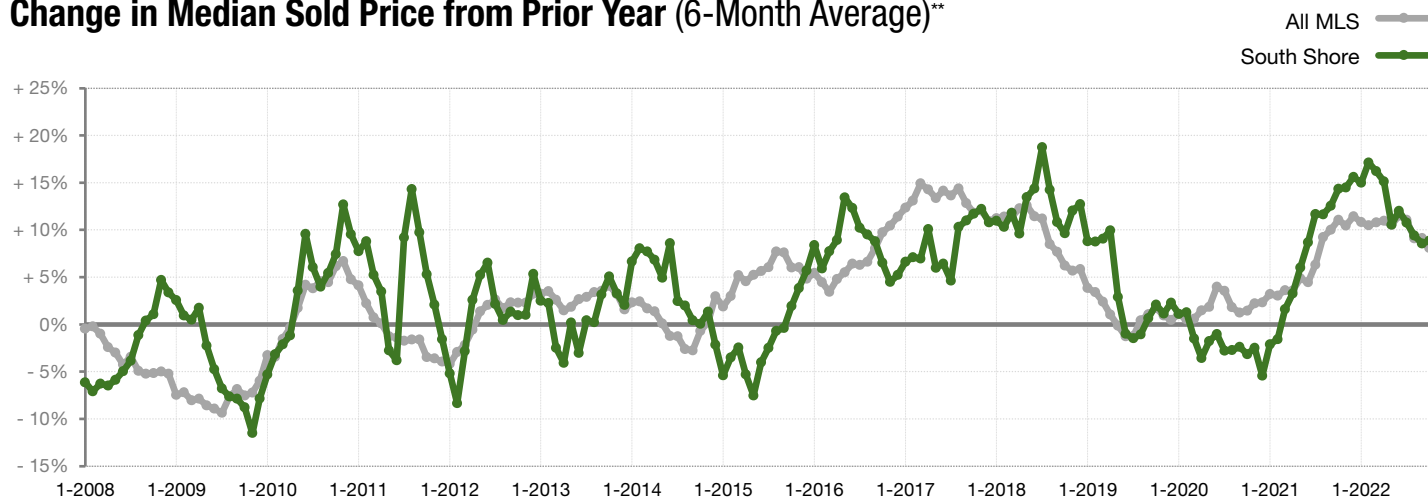
■ Thru 10-2021
■ Thru 10-2022

Year to Date

■ Thru 10-2021
■ Thru 10-2022



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



**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.