

# Local Market Update through October 2022

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



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**- 1.4%**

**+ 5.2%**

**+ 19.1%**

Year-Over-Year Change in  
New Listings

Year-Over-Year Change in  
Closed Sales

One-Year Change in  
Median Sales Price\*

### Last 3 Months

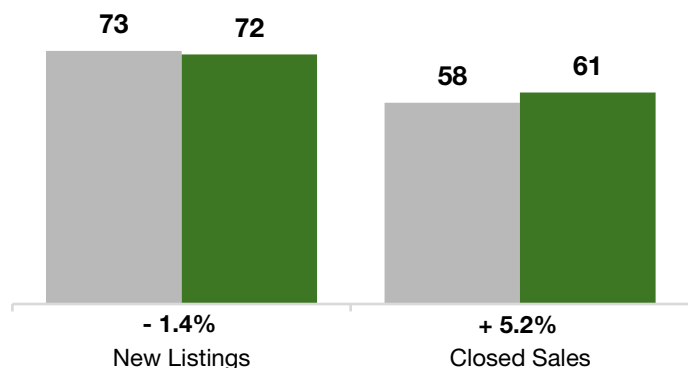
### Year to Date

	Thru 10-2021	Thru 10-2022	+ / -	Thru 10-2021	Thru 10-2022	+ / -
New Listings	73	72	- 1.4%	252	267	+ 6.0%
Pending Sales	47	44	- 6.4%	177	176	- 0.6%
Closed Sales	58	61	+ 5.2%	188	183	- 2.7%
Lowest Sale Price*	\$240,000	\$410,000	+ 70.8%	\$240,000	\$399,999	+ 66.7%
Median Sales Price*	\$772,500	\$920,000	+ 19.1%	\$770,000	\$940,000	+ 22.1%
Highest Sale Price*	\$4,350,000	\$2,250,000	- 48.3%	\$4,350,000	\$3,000,000	- 31.0%
Percent of Original List Price Received*	95.4%	94.8%	- 0.7%	93.4%	95.3%	+ 2.1%
Inventory of Homes for Sale	104	98	- 5.4%	--	--	--
Months Supply of Inventory	5.6	5.6	- 0.6%	--	--	--

\* 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.

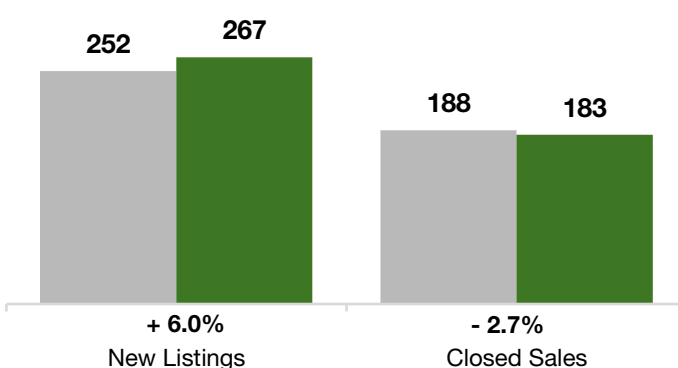
### Last 3 Months

■ Thru 10-2021  
■ Thru 10-2022



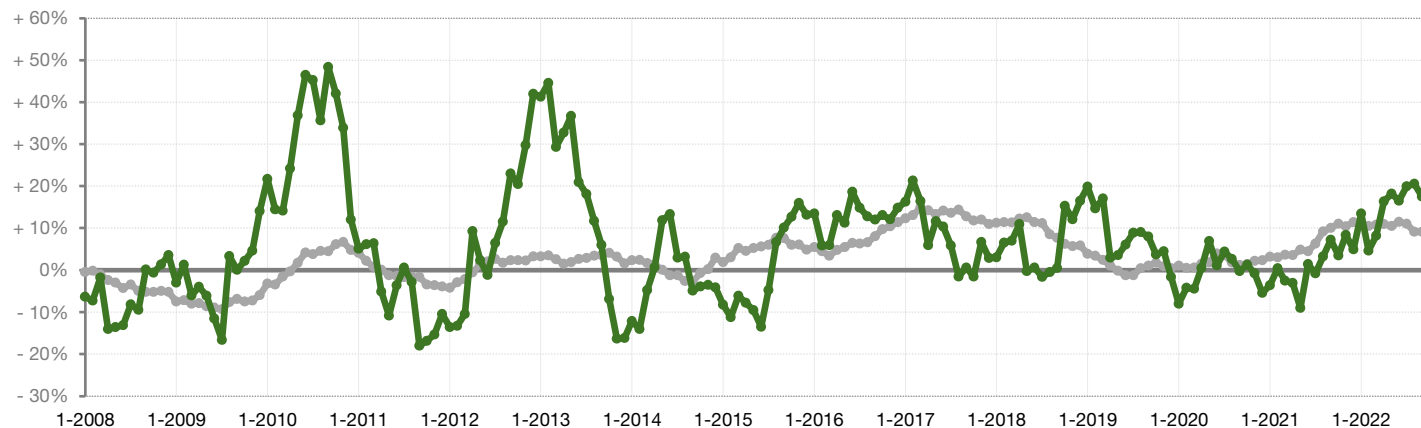
### Year to Date

■ Thru 10-2021  
■ Thru 10-2022



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

All MLS —  
The Hills —



\*\*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.