

# Local Market Update through October 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

**- 14.9%**

**- 15.8%**

**+ 7.7%**

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                             | 134          | <b>114</b>         | - 14.9% | 451          | <b>465</b>         | + 3.1%  |
| Pending Sales                            | 120          | <b>71</b>          | - 40.8% | 395          | <b>313</b>         | - 20.8% |
| Closed Sales                             | 114          | <b>96</b>          | - 15.8% | 382          | <b>336</b>         | - 12.0% |
| Lowest Sale Price*                       | \$121,500    | <b>\$140,000</b>   | + 15.2% | \$112,500    | <b>\$75,000</b>    | - 33.3% |
| Median Sales Price*                      | \$650,000    | <b>\$700,000</b>   | + 7.7%  | \$610,000    | <b>\$680,000</b>   | + 11.5% |
| 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* | 96.3%        | <b>94.3%</b>       | - 2.1%  | 95.0%        | <b>95.7%</b>       | + 0.8%  |
| Inventory of Homes for Sale              | 119          | <b>130</b>         | + 8.7%  | --           | --                 | --      |
| Months Supply of Inventory               | 3.0          | <b>4.1</b>         | + 35.1% | --           | --                 | --      |

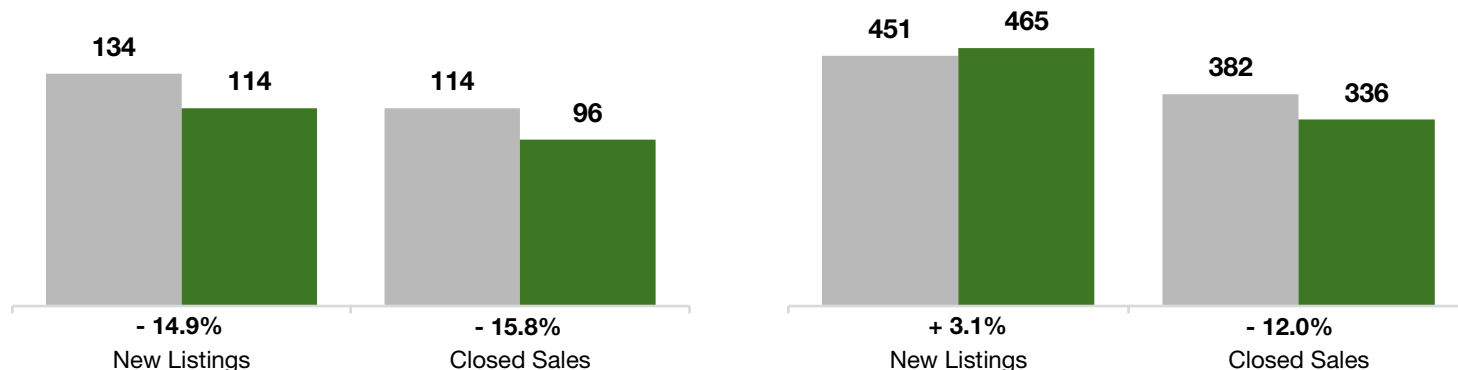
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 10-2021  
■ Thru 10-2022

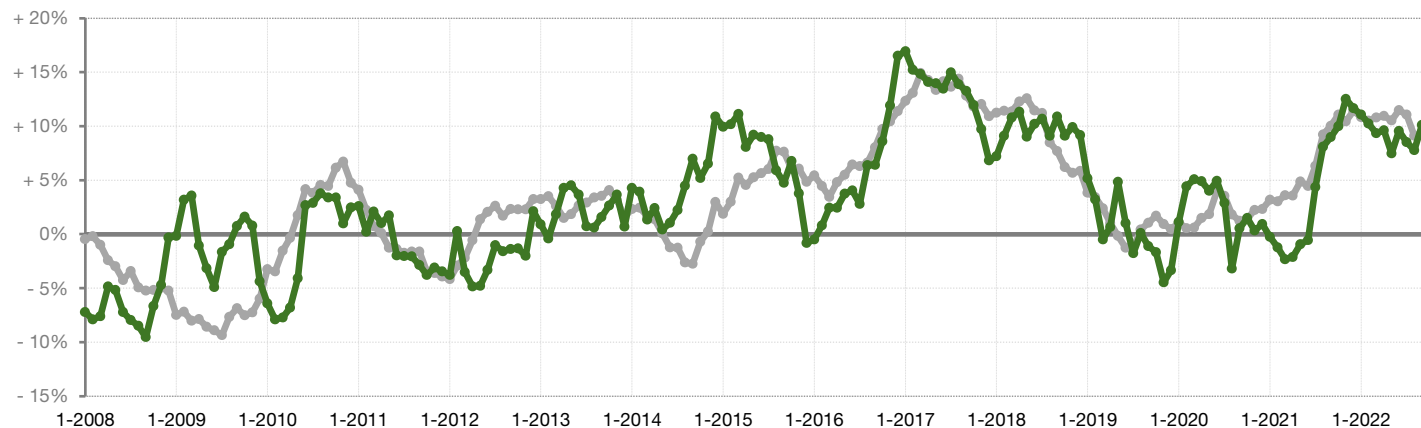
### Year to Date

■ Thru 10-2021  
■ Thru 10-2022



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

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