

# Local Market Update through November 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

**- 22.4%**

**- 30.6%**

**+ 12.6%**

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 11-2021	Thru 11-2022	+ / -	Thru 11-2021	Thru 11-2022	+ / -
New Listings	116	90	- 22.4%	503	459	- 8.7%
Pending Sales	96	64	- 33.3%	384	310	- 19.3%
Closed Sales	111	77	- 30.6%	390	340	- 12.8%
Lowest Sale Price*	\$230,000	<b>\$225,000</b>	- 2.2%	\$175,000	<b>\$170,000</b>	- 2.9%
Median Sales Price*	\$620,000	<b>\$698,000</b>	+ 12.6%	\$600,000	<b>\$686,669</b>	+ 14.4%
Highest Sale Price*	\$1,550,000	<b>\$1,650,000</b>	+ 6.5%	\$1,550,000	<b>\$2,630,000</b>	+ 69.7%
Percent of Original List Price Received*	95.6%	<b>96.2%</b>	+ 0.6%	95.3%	<b>97.3%</b>	+ 2.1%
Inventory of Homes for Sale	139	119	- 14.4%	--	--	--
Months Supply of Inventory	4.1	4.1	+ 1.7%	--	--	--

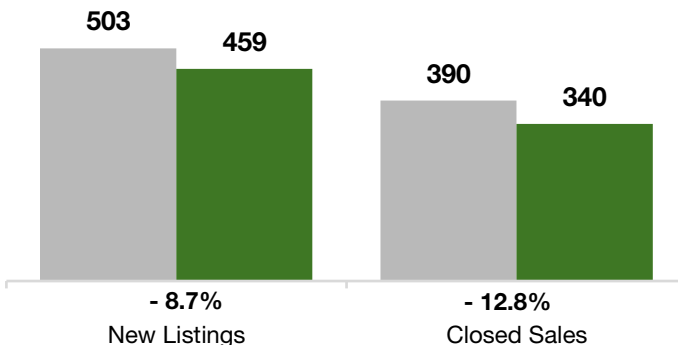
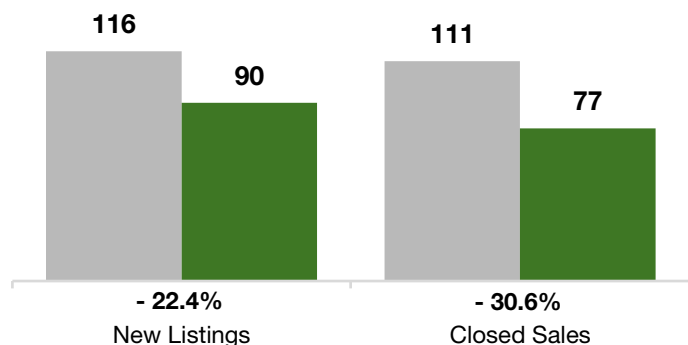
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 11-2021  
■ Thru 11-2022

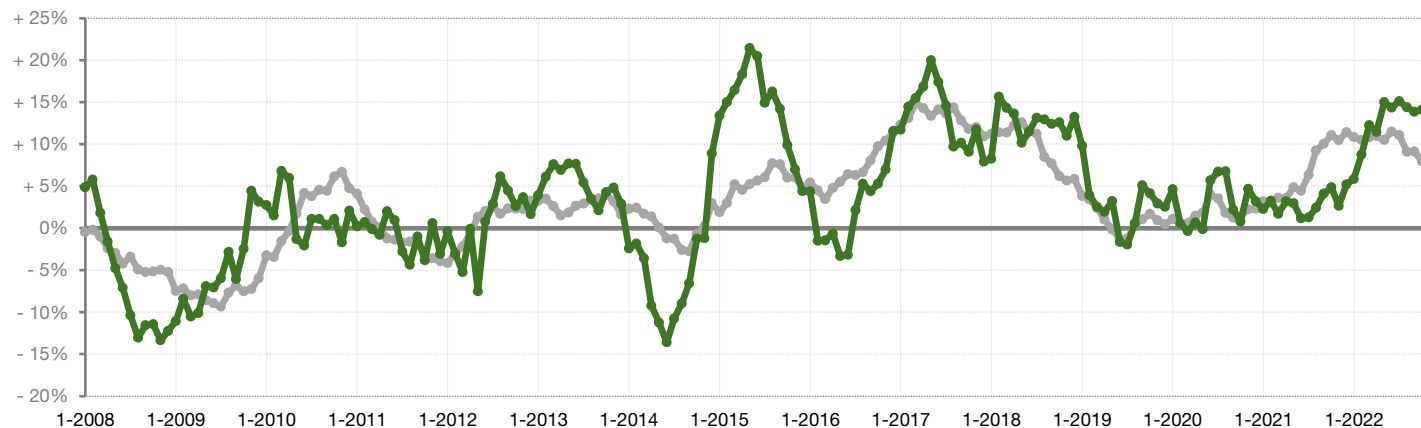
### Year to Date

■ Thru 11-2021  
■ Thru 11-2022



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