

Local Market Update through November 2022

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



Greater St. George

Includes data from Ft Wadsworth, Concord, Shore Acres, Rosebank, Clifton, Stapleton, Thomkinsville, St George, Ward Hill, Park Hill and Grymes Hill

- 14.9%

Year-Over-Year Change in
New Listings

- 33.7%

Year-Over-Year Change in
Closed Sales

- 15.5%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Last 3 Months			Year to Date		
	Thru 11-2021	Thru 11-2022	+ / -	Thru 11-2021	Thru 11-2022	+ / -
New Listings	148	126	- 14.9%	626	558	- 10.9%
Pending Sales	126	80	- 36.5%	427	309	- 27.6%
Closed Sales	104	69	- 33.7%	390	346	- 11.3%
Lowest Sale Price*	\$69,000	\$165,000	+ 139.1%	\$69,000	\$130,000	+ 88.4%
Median Sales Price*	\$556,500	\$470,000	- 15.5%	\$520,000	\$550,000	+ 5.8%
Highest Sale Price*	\$1,490,000	\$850,000	- 43.0%	\$2,500,000	\$2,100,000	- 16.0%
Percent of Original List Price Received*	96.2%	92.8%	- 3.5%	95.0%	95.3%	+ 0.3%
Inventory of Homes for Sale	207	192	- 6.9%	--	--	--
Months Supply of Inventory	5.6	6.4	+ 13.3%	--	--	--

* 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.

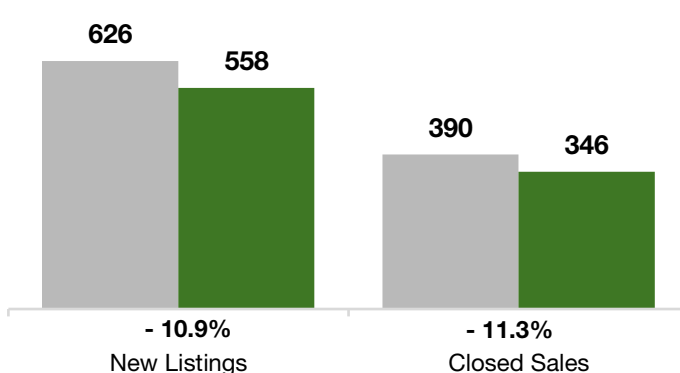
Last 3 Months

■ Thru 11-2021
■ Thru 11-2022



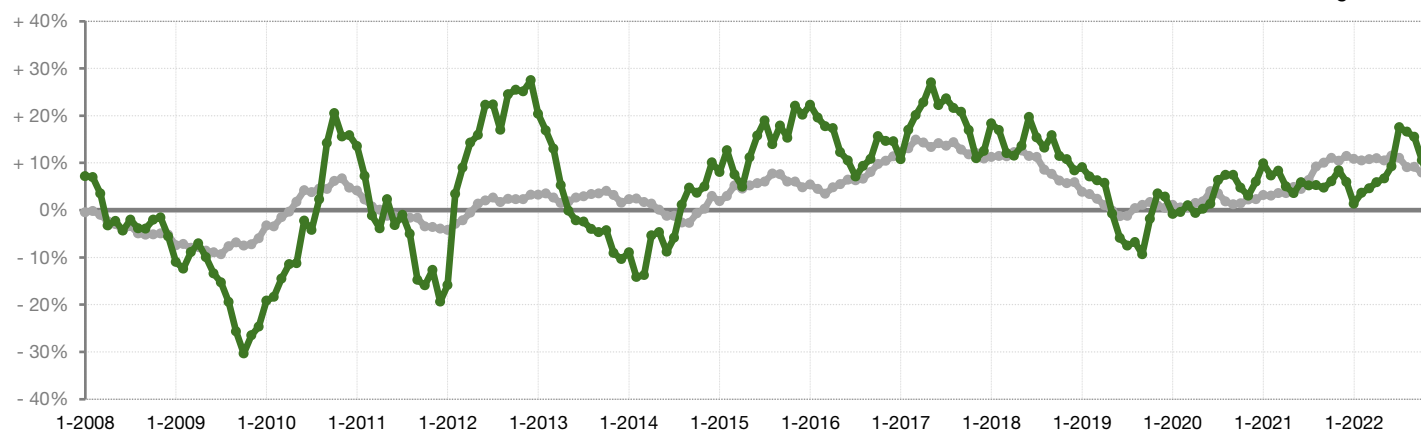
Year to Date

■ Thru 11-2021
■ Thru 11-2022



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

All MLS —
Greater St. George —



**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.