

# Local Market Update through November 2022

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



## North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

**- 22.4%**

**- 28.5%**

**+ 3.5%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

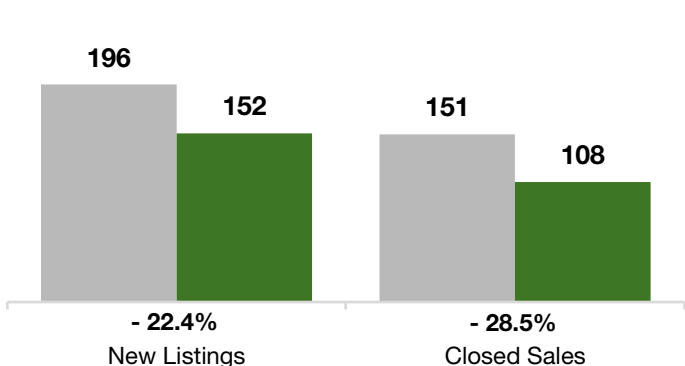
### Year to Date

	Thru 11-2021	Thru 11-2022	+ / -	Thru 11-2021	Thru 11-2022	+ / -
New Listings	196	<b>152</b>	- 22.4%	698	<b>735</b>	+ 5.3%
Pending Sales	147	<b>113</b>	- 23.1%	510	<b>477</b>	- 6.5%
Closed Sales	151	<b>108</b>	- 28.5%	489	<b>505</b>	+ 3.3%
Lowest Sale Price*	\$133,000	<b>\$165,000</b>	+ 24.1%	\$129,900	<b>\$81,000</b>	- 37.6%
Median Sales Price*	\$488,000	<b>\$505,000</b>	+ 3.5%	\$477,500	<b>\$530,000</b>	+ 11.0%
Highest Sale Price*	\$985,000	<b>\$995,000</b>	+ 1.0%	\$1,175,000	<b>\$1,250,000</b>	+ 6.4%
Percent of Original List Price Received*	97.5%	<b>94.5%</b>	- 3.1%	96.4%	<b>96.8%</b>	+ 0.4%
Inventory of Homes for Sale	216	<b>211</b>	- 2.2%	--	--	--
Months Supply of Inventory	4.7	<b>4.6</b>	- 1.9%	--	--	--

\* 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.

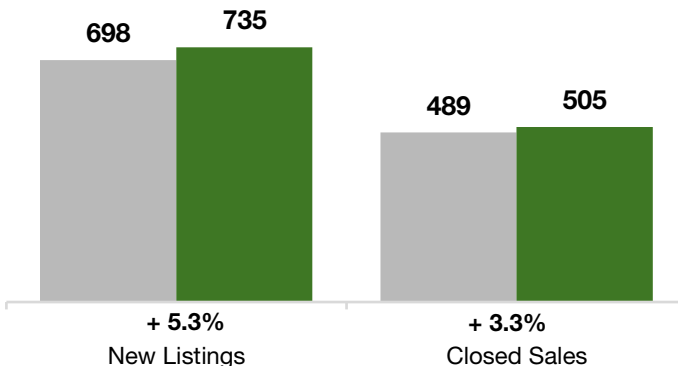
### Last 3 Months

■ Thru 11-2021  
■ Thru 11-2022



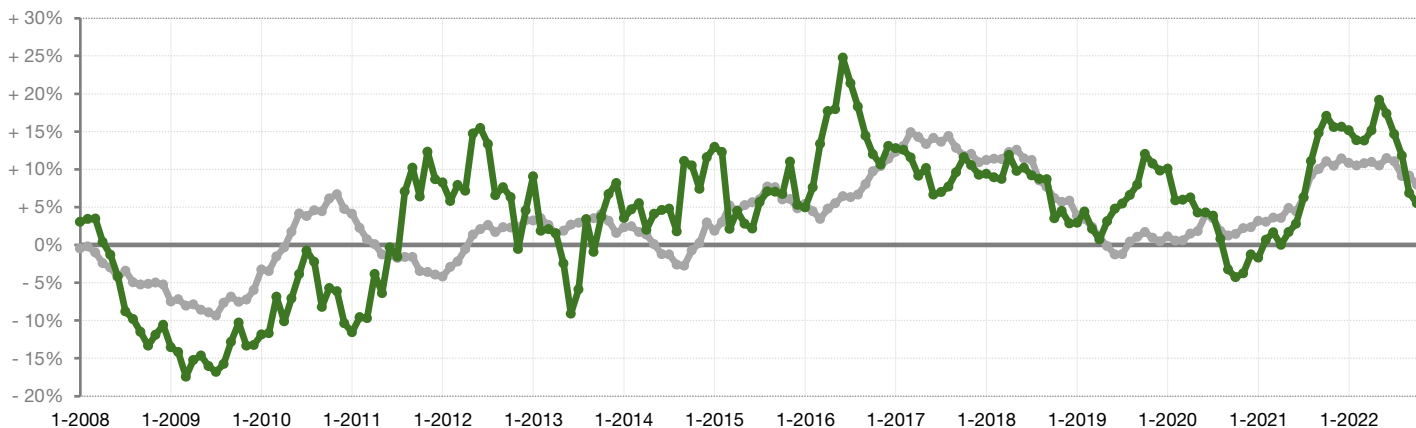
### Year to Date

■ Thru 11-2021  
■ Thru 11-2022



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

All MLS —  
North 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.