

Local Market Update through November 2022

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



South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

- 20.5%

Year-Over-Year Change in New Listings

- 34.4%

Year-Over-Year Change in Closed Sales

+ 8.8%

One-Year Change in Median Sales Price*

Last 3 Months

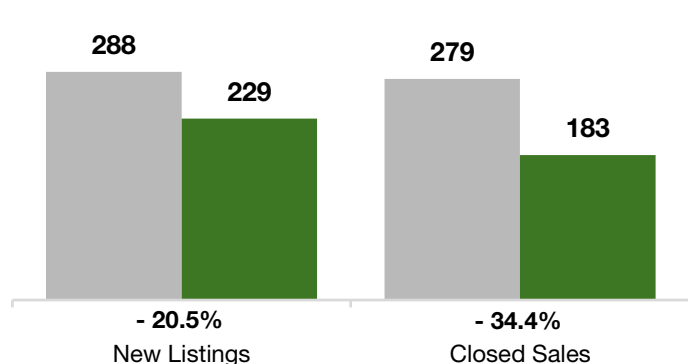
Year to Date

	Thru 11-2021	Thru 11-2022	+ / -	Thru 11-2021	Thru 11-2022	+ / -
New Listings	288	229	- 20.5%	1,261	1,077	- 14.6%
Pending Sales	259	152	- 41.3%	1,049	768	- 26.8%
Closed Sales	279	183	- 34.4%	1,045	848	- 18.9%
Lowest Sale Price*	\$299,999	\$280,500	- 6.5%	\$179,000	\$252,250	+ 40.9%
Median Sales Price*	\$680,000	\$740,000	+ 8.8%	\$650,000	\$715,000	+ 10.0%
Highest Sale Price*	\$3,089,000	\$2,585,000	- 16.3%	\$3,089,000	\$3,050,000	- 1.3%
Percent of Original List Price Received*	97.4%	96.1%	- 1.3%	96.0%	98.0%	+ 2.1%
Inventory of Homes for Sale	267	254	- 4.9%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 23.2%	--	--	--

* 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.

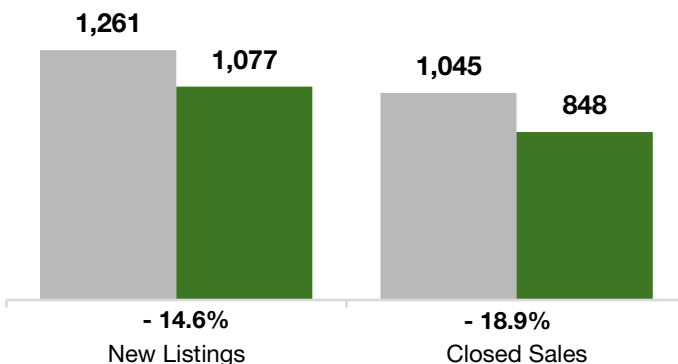
Last 3 Months

■ Thru 11-2021
■ Thru 11-2022



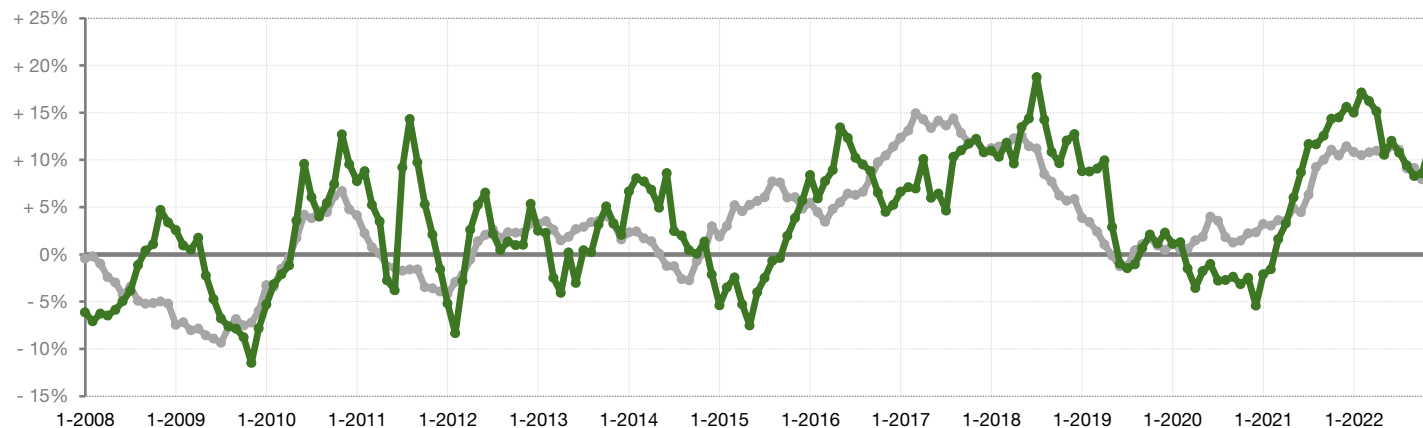
Year to Date

■ Thru 11-2021
■ Thru 11-2022



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

All MLS —
South 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.