

# Local Market Update through November 2022

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



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**- 23.8%**

Year-Over-Year Change in  
New Listings

**- 3.8%**

Year-Over-Year Change in  
Closed Sales

**+ 26.5%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

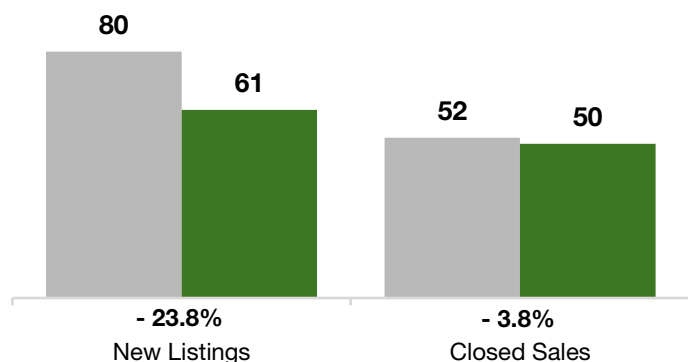
### Year to Date

	Thru 11-2021	Thru 11-2022	+ / -	Thru 11-2021	Thru 11-2022	+ / -
New Listings	80	61	- 23.8%	285	278	- 2.5%
Pending Sales	48	39	- 18.8%	195	185	- 5.1%
Closed Sales	52	50	- 3.8%	205	196	- 4.4%
Lowest Sale Price*	\$240,000	\$410,000	+ 70.8%	\$240,000	\$399,999	+ 66.7%
Median Sales Price*	\$727,500	\$920,000	+ 26.5%	\$760,000	\$940,000	+ 23.7%
Highest Sale Price*	\$4,350,000	\$2,250,000	- 48.3%	\$4,350,000	\$3,000,000	- 31.0%
Percent of Original List Price Received*	95.0%	93.5%	- 1.5%	93.3%	95.3%	+ 2.1%
Inventory of Homes for Sale	105	95	- 8.9%	--	--	--
Months Supply of Inventory	5.8	5.5	- 4.4%	--	--	--

\* 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.

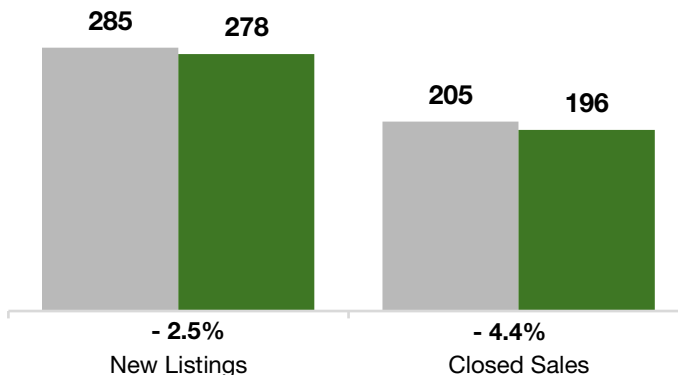
### Last 3 Months

■ Thru 11-2021  
■ Thru 11-2022



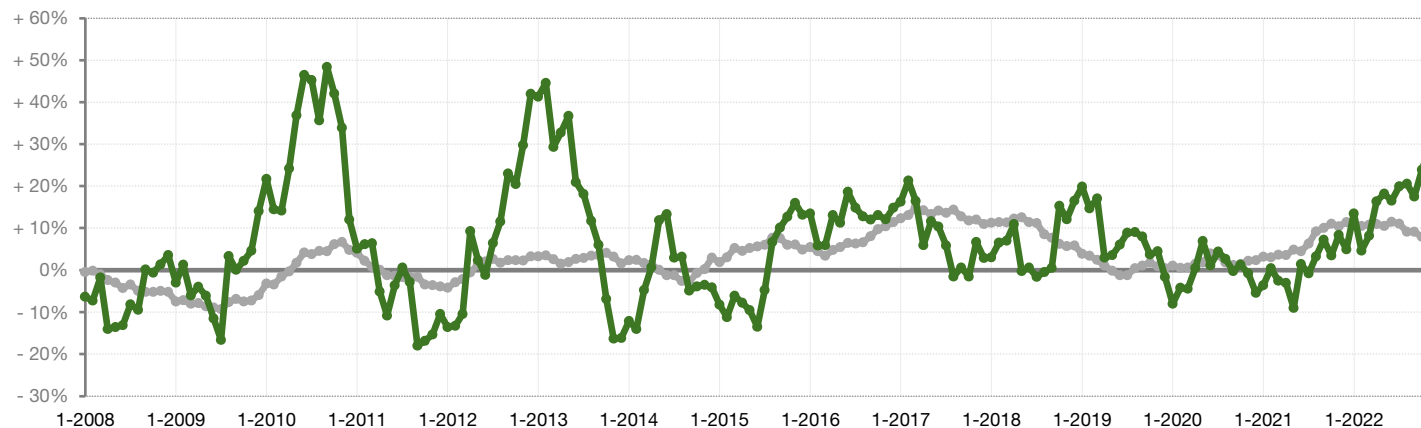
### Year to Date

■ Thru 11-2021  
■ Thru 11-2022



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

All MLS —  
The Hills —



\*\*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.