

Local Market Update through November 2022

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

- 15.7%

Year-Over-Year Change in New Listings

- 27.7%

Year-Over-Year Change in Closed Sales

+ 5.7%

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	115	97	- 15.7%	481	489	+ 1.7%
Pending Sales	102	71	- 30.4%	419	339	- 19.1%
Closed Sales	112	81	- 27.7%	427	356	- 16.6%
Lowest Sale Price*	\$110,000	\$140,000	+ 27.3%	\$110,000	\$75,000	- 31.8%
Median Sales Price*	\$660,000	\$697,500	+ 5.7%	\$618,000	\$678,000	+ 9.7%
Highest Sale Price*	\$1,150,000	\$1,215,000	+ 5.7%	\$1,425,000	\$1,570,000	+ 10.2%
Percent of Original List Price Received*	96.7%	94.8%	- 1.9%	95.2%	95.8%	+ 0.6%
Inventory of Homes for Sale	112	125	+ 11.6%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 38.9%	--	--	--

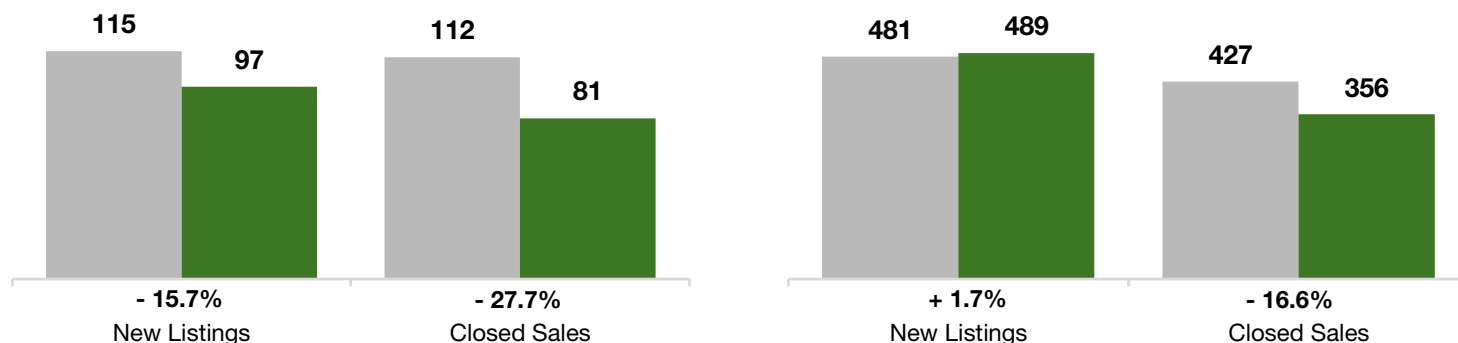
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

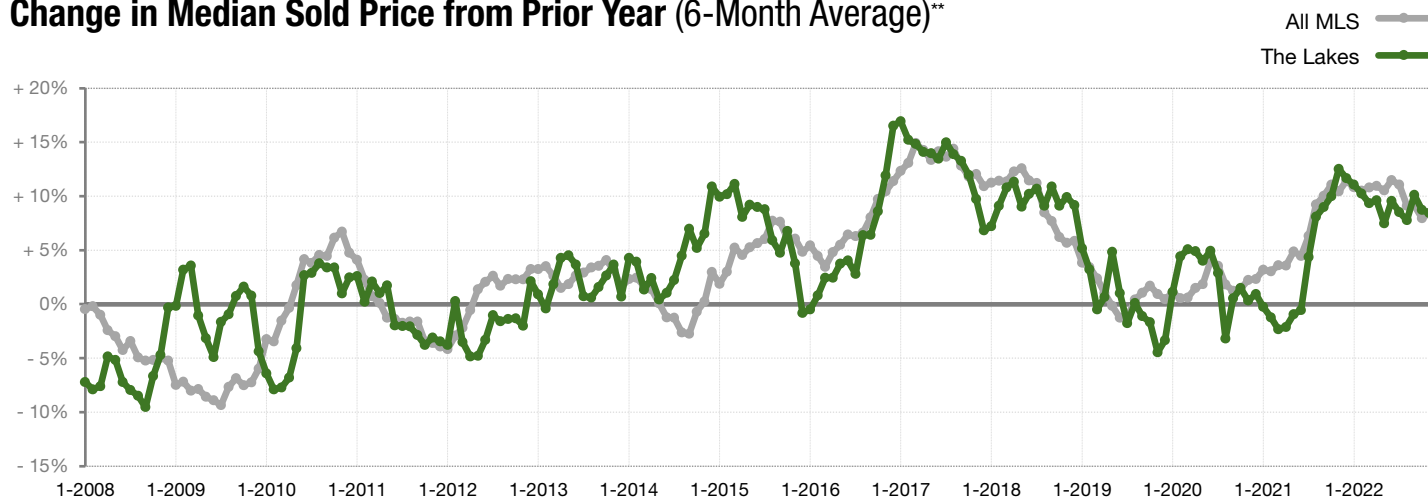
■ Thru 11-2021
■ Thru 11-2022

Year to Date

■ Thru 11-2021
■ Thru 11-2022



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



**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.