

# Local Market Update through December 2022

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



## East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

**- 27.0%**

Year-Over-Year Change in New Listings

**- 21.4%**

Year-Over-Year Change in Closed Sales

**+ 4.1%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 12-2021	Thru 12-2022	+ / -	Thru 12-2021	Thru 12-2022	+ / -
New Listings	100	73	- 27.0%	523	479	- 8.4%
Pending Sales	90	58	- 35.6%	407	324	- 20.4%
Closed Sales	98	77	- 21.4%	413	367	- 11.1%
Lowest Sale Price*	\$230,000	\$211,000	- 8.3%	\$175,000	\$170,000	- 2.9%
Median Sales Price*	\$642,500	\$669,000	+ 4.1%	\$605,000	\$680,000	+ 12.4%
Highest Sale Price*	\$2,195,000	\$1,650,000	- 24.8%	\$2,195,000	\$2,630,000	+ 19.8%
Percent of Original List Price Received*	96.2%	95.1%	- 1.1%	95.4%	97.1%	+ 1.8%
Inventory of Homes for Sale	131	116	- 11.0%	--	--	--
Months Supply of Inventory	3.8	4.2	+ 8.9%	--	--	--

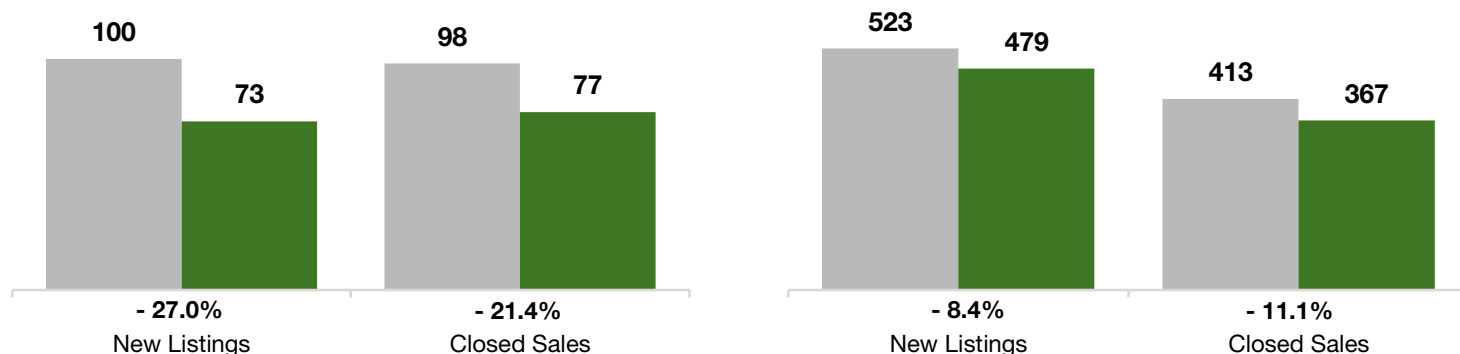
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 12-2021  
■ Thru 12-2022

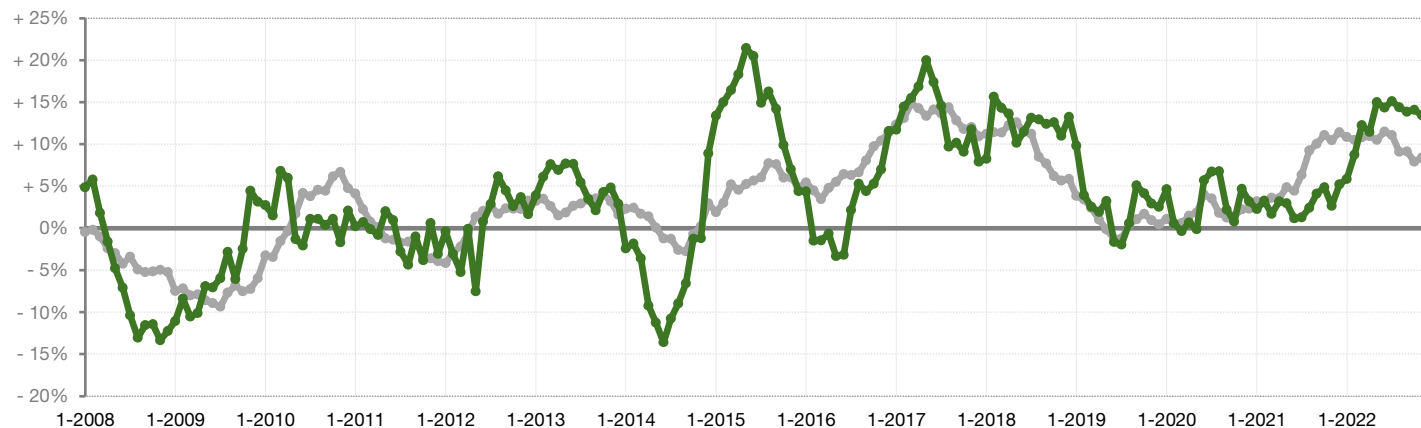
### Year to Date

■ Thru 12-2021  
■ Thru 12-2022



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

All MLS —  
East 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 January 5, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.