

# Local Market Update through December 2022

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



## Greater St. George

Includes data from Ft Wadsworth, Concord, Shore Acres, Rosebank, Clifton, Stapleton, Thomkinsville, St George, Ward Hill, Park Hill and Grymes Hill

**- 11.4%**

**- 37.3%**

**- 18.0%**

Year-Over-Year Change in  
New Listings

Year-Over-Year Change in  
Closed Sales

One-Year Change in  
Median Sales Price\*

### Last 3 Months

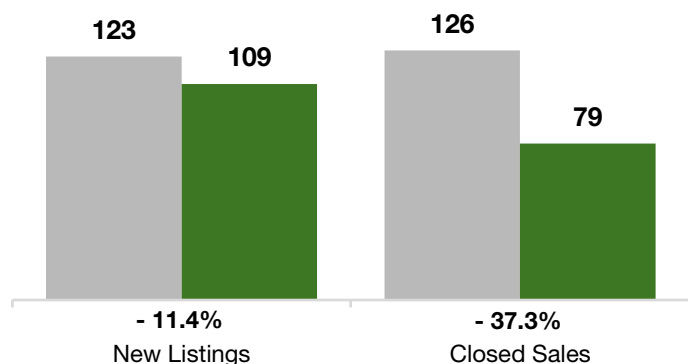
### Year to Date

|  | Thru 12-2021 | Thru 12-2022       | + / -   | Thru 12-2021 | Thru 12-2022       | + / -   |
|--|--------------|--------------------|---------|--------------|--------------------|---------|
| New Listings                             | 123          | <b>109</b>         | - 11.4% | 650          | <b>597</b>         | - 8.2%  |
| Pending Sales                            | 119          | <b>66</b>          | - 44.5% | 461          | <b>331</b>         | - 28.2% |
| Closed Sales                             | 126          | <b>79</b>          | - 37.3% | 440          | <b>383</b>         | - 13.0% |
| Lowest Sale Price*                       | \$175,000    | <b>\$165,000</b>   | - 5.7%  | \$69,000     | <b>\$130,000</b>   | + 88.4% |
| Median Sales Price*                      | \$549,000    | <b>\$450,000</b>   | - 18.0% | \$520,000    | <b>\$545,400</b>   | + 4.9%  |
| Highest Sale Price*                      | \$1,490,000  | <b>\$1,150,000</b> | - 22.8% | \$2,500,000  | <b>\$2,100,000</b> | - 16.0% |
| Percent of Original List Price Received* | 96.1%        | <b>93.0%</b>       | - 3.2%  | 95.1%        | <b>95.1%</b>       | + 0.0%  |
| Inventory of Homes for Sale              | 185          | <b>186</b>         | + 0.5%  | --           | --                 | --      |
| Months Supply of Inventory               | 4.9          | <b>6.4</b>         | + 30.7% | --           | --                 | --      |

\* 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.

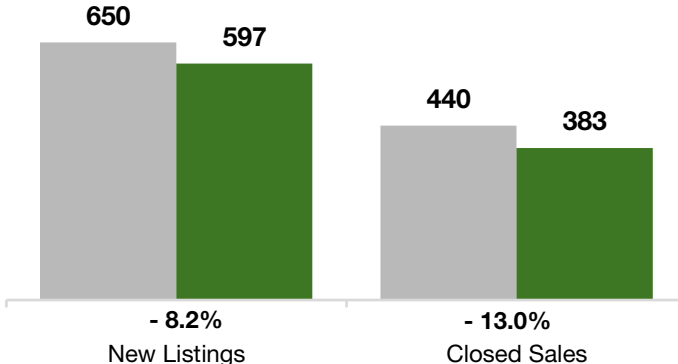
### Last 3 Months

■ Thru 12-2021  
■ Thru 12-2022



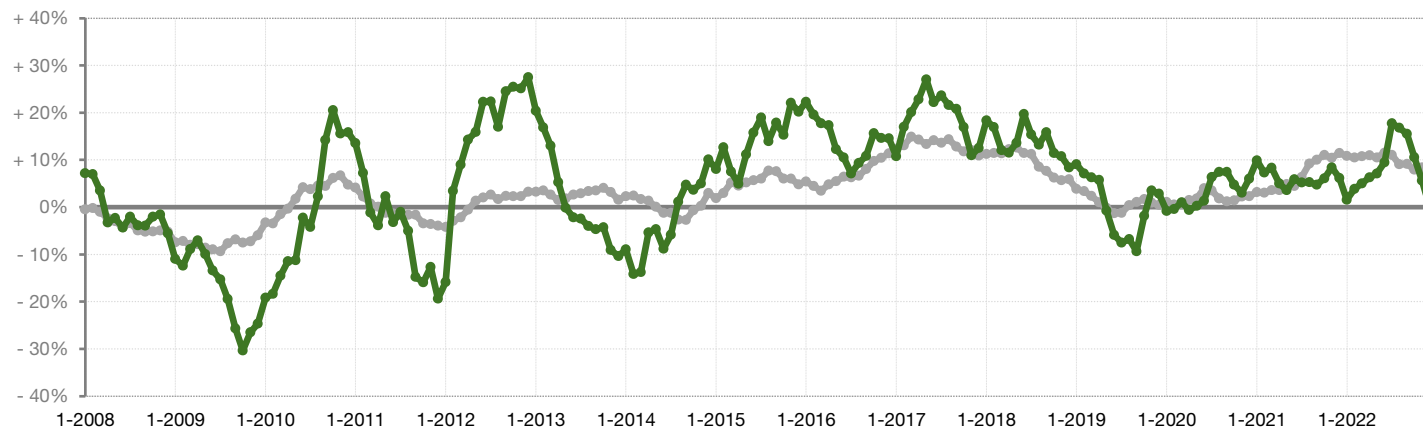
### Year to Date

■ Thru 12-2021  
■ Thru 12-2022



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

All MLS —  
Greater St. George —



\*\*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.