

Local Market Update through December 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

- 35.0%

Year-Over-Year Change in New Listings

- 36.9%

Year-Over-Year Change in Closed Sales

+ 8.8%

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	240	156	- 35.0%	1,319	1,101	- 16.5%
Pending Sales	255	125	- 51.0%	1,125	801	- 28.8%
Closed Sales	290	183	- 36.9%	1,147	909	- 20.7%
Lowest Sale Price*	\$279,000	\$250,000	- 10.4%	\$179,000	\$250,000	+ 39.7%
Median Sales Price*	\$666,500	\$725,000	+ 8.8%	\$649,000	\$715,000	+ 10.2%
Highest Sale Price*	\$1,480,000	\$2,585,000	+ 74.7%	\$3,089,000	\$3,050,000	- 1.3%
Percent of Original List Price Received*	97.2%	95.6%	- 1.6%	96.1%	97.7%	+ 1.7%
Inventory of Homes for Sale	239	232	- 2.8%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 30.6%	--	--	--

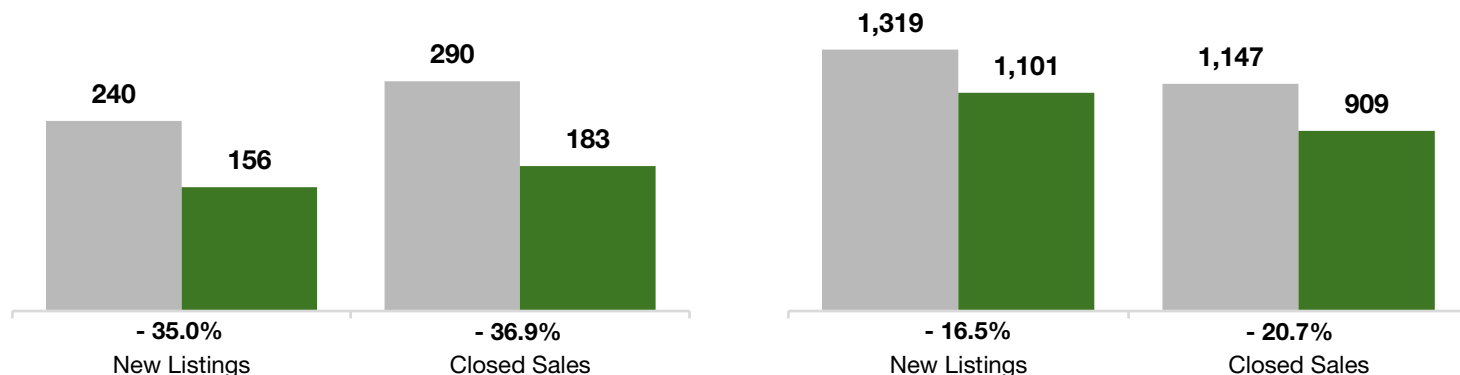
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 12-2021
■ Thru 12-2022

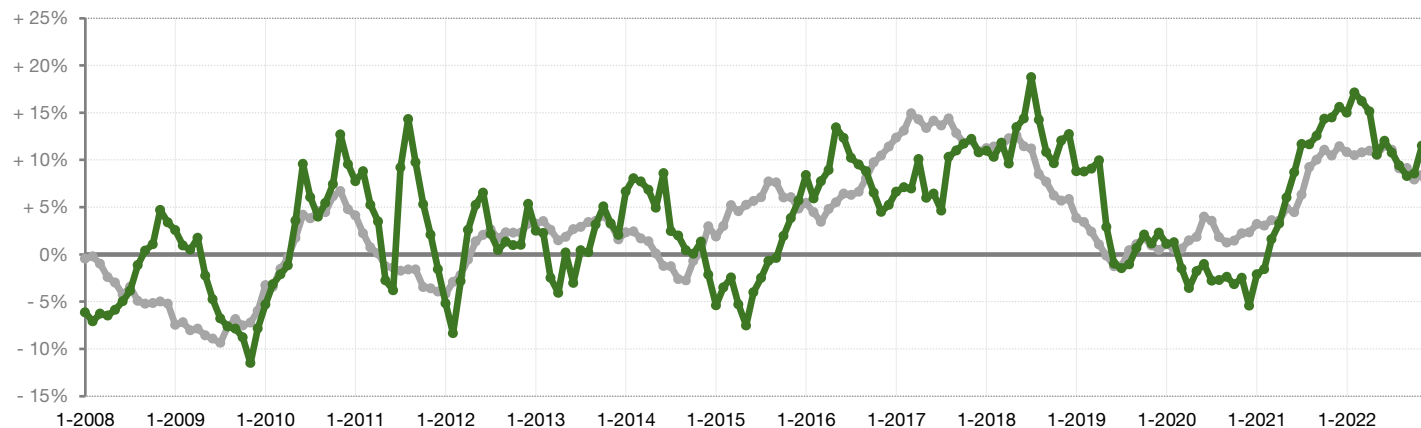
Year to Date

■ Thru 12-2021
■ Thru 12-2022



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

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