

# Local Market Update through December 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

**- 39.5%**

Year-Over-Year Change in  
New Listings

**- 23.2%**

Year-Over-Year Change in  
Closed Sales

**+ 24.6%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

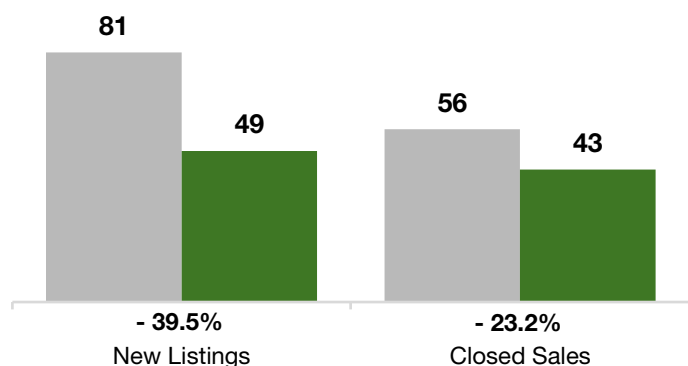
### Year to Date

	Thru 12-2021	Thru 12-2022	+ / -	Thru 12-2021	Thru 12-2022	+ / -
New Listings	81	49	- 39.5%	306	289	- 5.6%
Pending Sales	51	41	- 19.6%	213	197	- 7.5%
Closed Sales	56	43	- 23.2%	222	210	- 5.4%
Lowest Sale Price*	\$240,000	<b>\$430,000</b>	+ 79.2%	\$240,000	<b>\$399,999</b>	+ 66.7%
Median Sales Price*	\$700,000	<b>\$872,500</b>	+ 24.6%	\$755,000	<b>\$900,000</b>	+ 19.2%
Highest Sale Price*	\$4,350,000	<b>\$3,550,000</b>	- 18.4%	\$4,350,000	<b>\$3,550,000</b>	- 18.4%
Percent of Original List Price Received*	95.2%	<b>93.7%</b>	- 1.6%	93.4%	<b>95.1%</b>	+ 1.8%
Inventory of Homes for Sale	106	89	- 16.1%	--	--	--
Months Supply of Inventory	5.9	5.2	- 11.9%	--	--	--

\* 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.

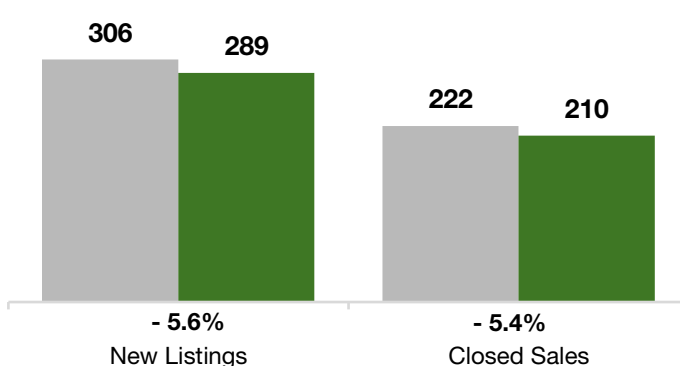
### Last 3 Months

■ Thru 12-2021  
■ Thru 12-2022



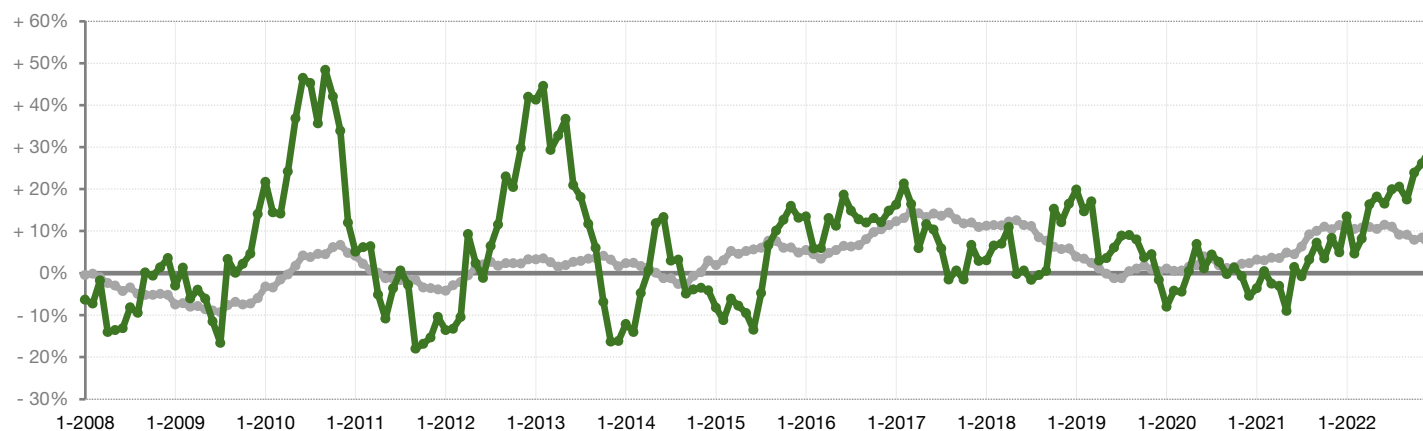
### Year to Date

■ Thru 12-2021  
■ Thru 12-2022



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

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