

# Local Market Update through December 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

**- 5.3%**

**- 31.4%**

**0.0%**

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	75	71	- 5.3%	499	508	+ 1.8%
Pending Sales	95	73	- 23.2%	448	365	- 18.5%
Closed Sales	118	81	- 31.4%	472	387	- 18.0%
Lowest Sale Price*	\$90,000	\$145,000	+ 61.1%	\$90,000	\$75,000	- 16.7%
Median Sales Price*	\$660,000	\$660,000	0.0%	\$619,000	\$675,000	+ 9.0%
Highest Sale Price*	\$1,100,000	\$1,045,000	- 5.0%	\$1,425,000	\$1,570,000	+ 10.2%
Percent of Original List Price Received*	96.4%	94.3%	- 2.2%	95.3%	95.5%	+ 0.2%
Inventory of Homes for Sale	97	112	+ 15.5%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 43.6%	--	--	--

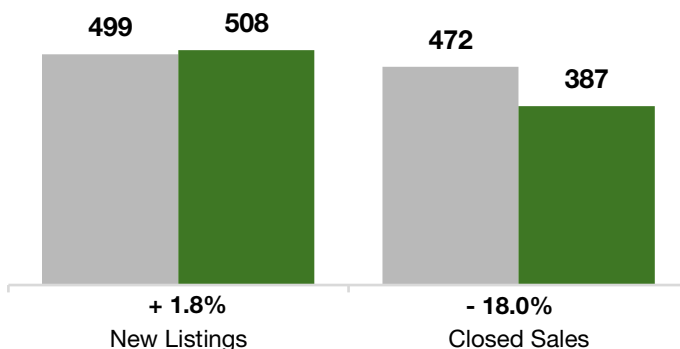
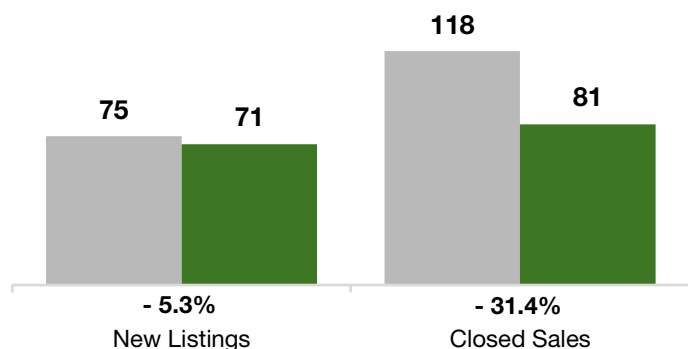
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 12-2021  
■ Thru 12-2022

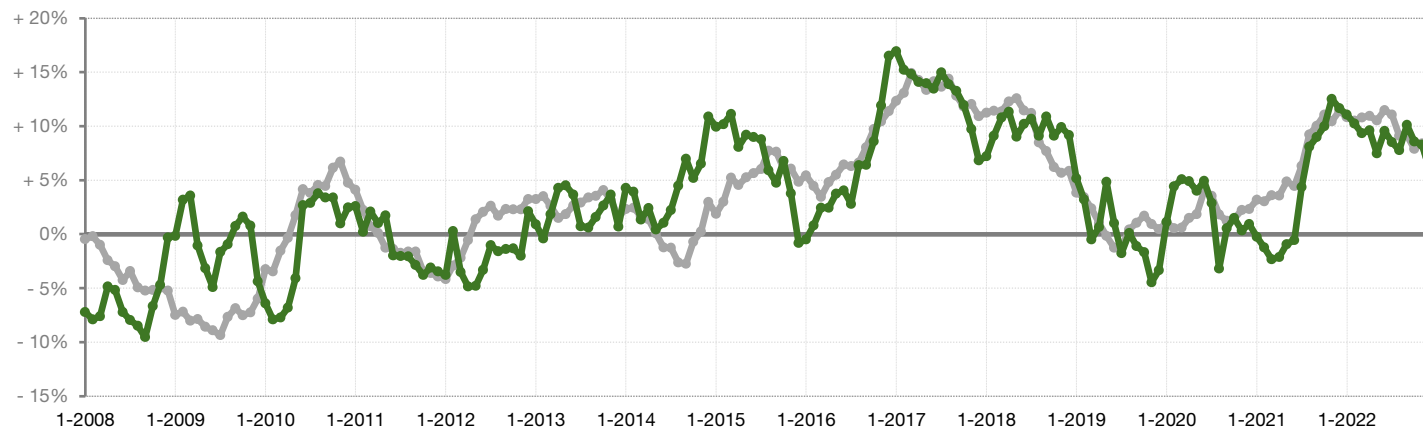
### Year to Date

■ Thru 12-2021  
■ Thru 12-2022



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

All MLS —  
The Lakes —



\*\*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.