

Local Market Update through January 2023

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

- 26.4%

- 13.1%

+ 2.8%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

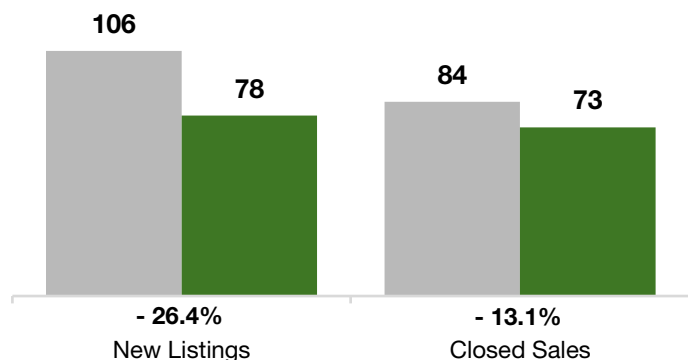
Year to Date

	Thru 1-2022	Thru 1-2023	+ / -	Thru 1-2022	Thru 1-2023	+ / -
New Listings	106	78	- 26.4%	51	35	- 31.4%
Pending Sales	89	67	- 24.7%	27	23	- 14.8%
Closed Sales	84	73	- 13.1%	28	22	- 21.4%
Lowest Sale Price*	\$230,000	\$211,000	- 8.3%	\$230,000	\$290,000	+ 26.1%
Median Sales Price*	\$632,500	\$650,000	+ 2.8%	\$630,000	\$612,500	- 2.8%
Highest Sale Price*	\$2,195,000	\$1,650,000	- 24.8%	\$1,760,000	\$1,650,000	- 6.3%
Percent of Original List Price Received*	96.4%	94.0%	- 2.5%	97.2%	93.4%	- 3.8%
Inventory of Homes for Sale	123	108	- 12.7%	--	--	--
Months Supply of Inventory	3.6	4.0	+ 9.1%	--	--	--

* 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.

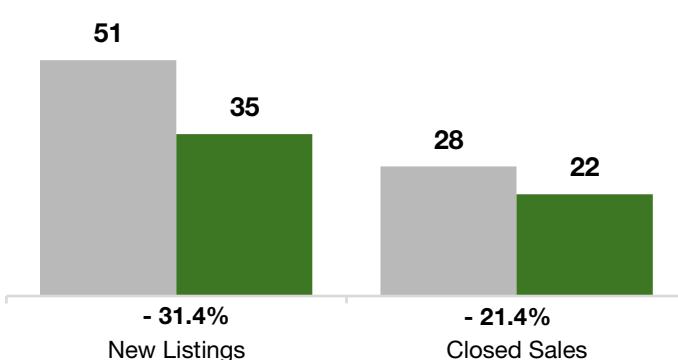
Last 3 Months

■ Thru 1-2022
■ Thru 1-2023



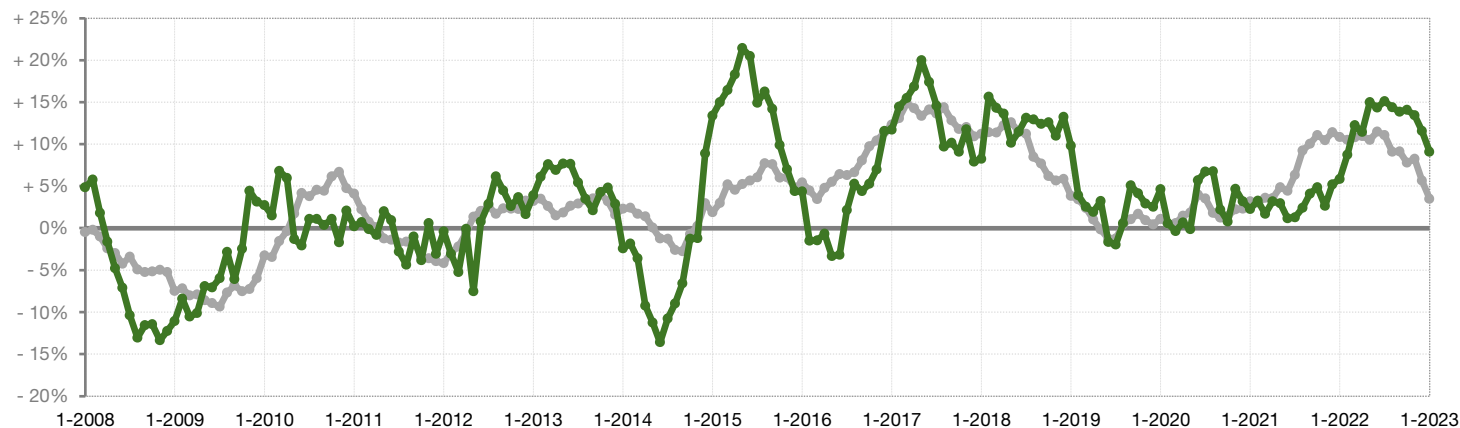
Year to Date

■ Thru 1-2022
■ Thru 1-2023



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