

# Local Market Update through January 2023

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

**- 2.7%**

**- 39.2%**

**- 14.1%**

Year-Over-Year Change in  
New Listings

Year-Over-Year Change in  
Closed Sales

One-Year Change in  
Median Sales Price\*

### Last 3 Months

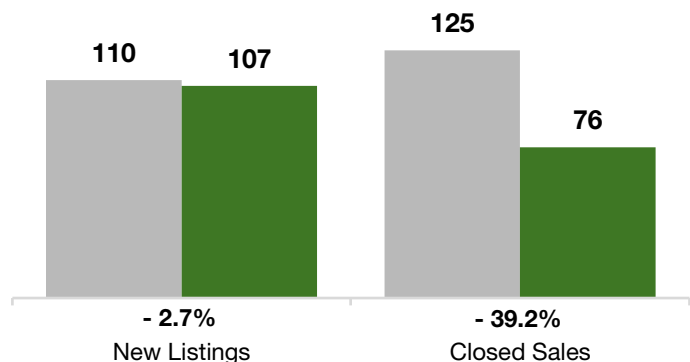
### Year to Date

|  | Thru 1-2022 | Thru 1-2023        | + / -   | Thru 1-2022 | Thru 1-2023      | + / -   |
|--|-------------|--------------------|---------|-------------|------------------|---------|
| New Listings                             | 110         | <b>107</b>         | - 2.7%  | 39          | <b>43</b>        | + 10.3% |
| Pending Sales                            | 106         | <b>61</b>          | - 42.5% | 32          | <b>23</b>        | - 28.1% |
| Closed Sales                             | 125         | <b>76</b>          | - 39.2% | 39          | <b>21</b>        | - 46.2% |
| Lowest Sale Price*                       | \$140,000   | <b>\$145,000</b>   | + 3.6%  | \$140,000   | <b>\$145,000</b> | + 3.6%  |
| Median Sales Price*                      | \$520,000   | <b>\$446,500</b>   | - 14.1% | \$460,000   | <b>\$430,000</b> | - 6.5%  |
| Highest Sale Price*                      | \$2,000,000 | <b>\$1,150,000</b> | - 42.5% | \$2,000,000 | <b>\$998,500</b> | - 50.1% |
| Percent of Original List Price Received* | 95.2%       | <b>91.5%</b>       | - 3.8%  | 94.7%       | <b>86.8%</b>     | - 8.3%  |
| Inventory of Homes for Sale              | 170         | <b>181</b>         | + 6.5%  | --          | --               | --      |
| Months Supply of Inventory               | 4.5         | <b>6.6</b>         | + 47.6% | --          | --               | --      |

\* 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.

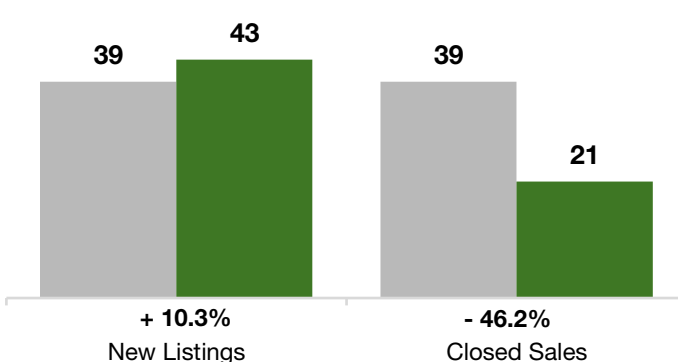
### Last 3 Months

■ Thru 1-2022  
■ Thru 1-2023



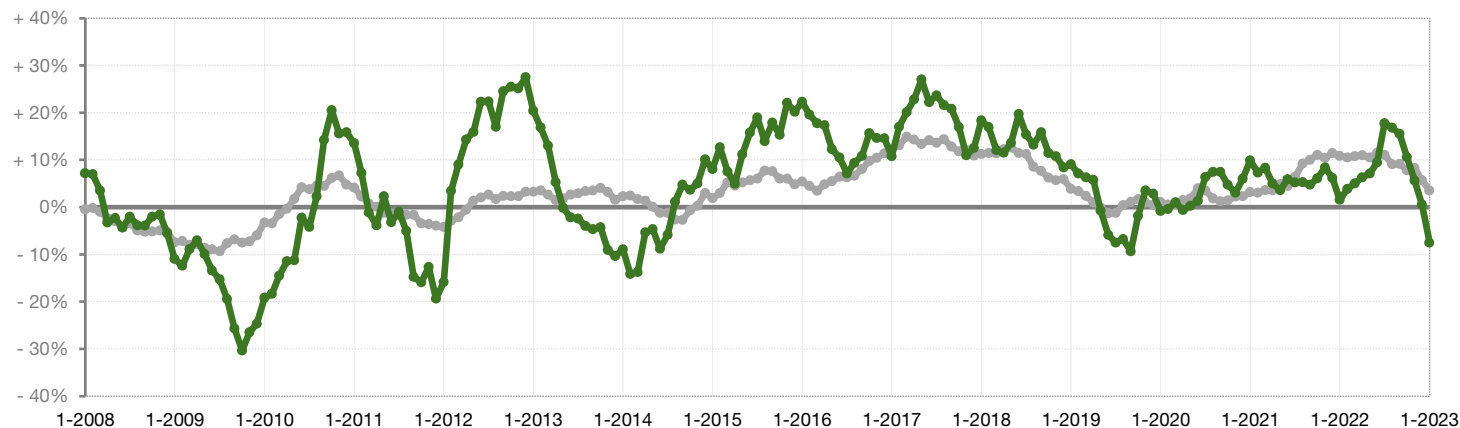
### Year to Date

■ Thru 1-2022  
■ Thru 1-2023



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

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