

# Local Market Update through January 2023

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



## Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

**+ 23.1%**

**- 29.9%**

**- 3.2%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

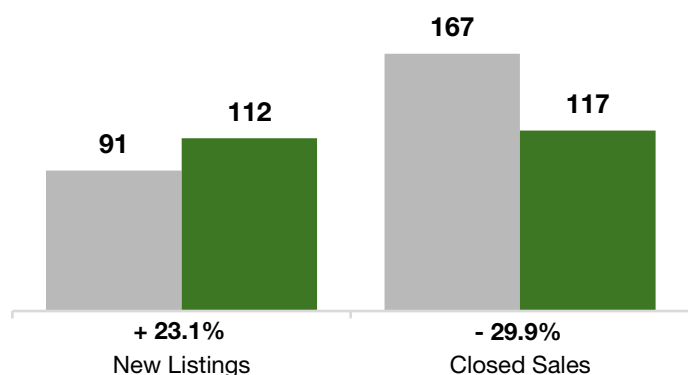
### Year to Date

	Thru 1-2022	Thru 1-2023	+ / -	Thru 1-2022	Thru 1-2023	+ / -
New Listings	91	112	+ 23.1%	35	41	+ 17.1%
Pending Sales	113	89	- 21.2%	30	29	- 3.3%
Closed Sales	167	117	- 29.9%	57	26	- 54.4%
Lowest Sale Price*	\$215,000	\$209,000	- 2.8%	\$215,000	\$255,000	+ 18.6%
Median Sales Price*	\$620,000	\$600,000	- 3.2%	\$635,000	\$619,000	- 2.5%
Highest Sale Price*	\$1,280,000	\$1,280,000	0.0%	\$1,280,000	\$1,280,000	0.0%
Percent of Original List Price Received*	98.0%	95.5%	- 2.6%	98.3%	95.9%	- 2.4%
Inventory of Homes for Sale	110	152	+ 38.1%	--	--	--
Months Supply of Inventory	2.2	3.8	+ 74.6%	--	--	--

\* 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.

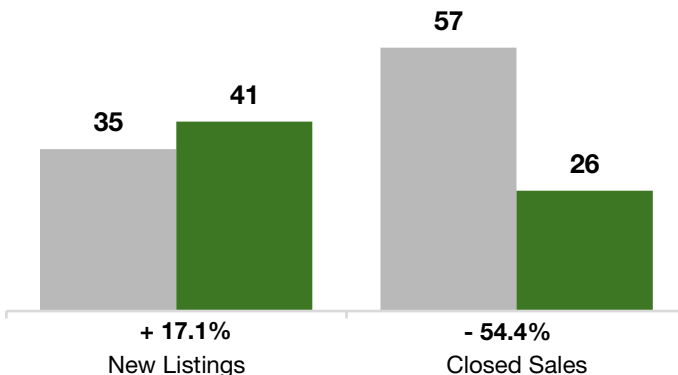
### Last 3 Months

■ Thru 1-2022  
■ Thru 1-2023



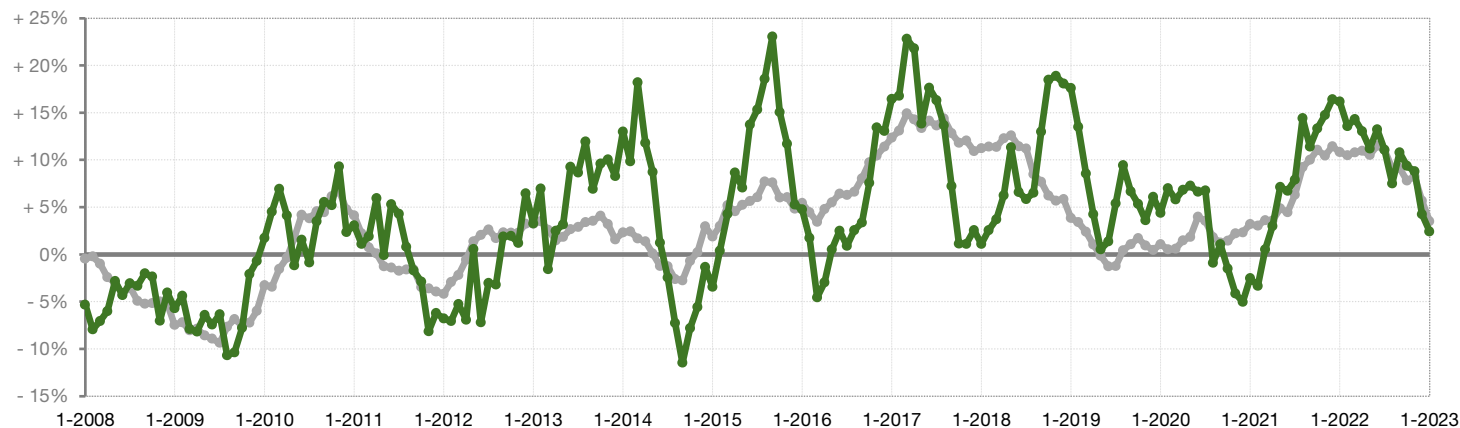
### Year to Date

■ Thru 1-2022  
■ Thru 1-2023



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

All MLS —  
Heartland —



\*\*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.