

Local Market Update through January 2023

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

- 3.4%

- 25.5%

+ 2.0%

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 1-2022	Thru 1-2023	+ / -	Thru 1-2022	Thru 1-2023	+ / -
New Listings	145	140	- 3.4%	49	56	+ 14.3%
Pending Sales	136	82	- 39.7%	36	21	- 41.7%
Closed Sales	153	114	- 25.5%	58	37	- 36.2%
Lowest Sale Price*	\$170,000	\$123,000	- 27.6%	\$205,000	\$123,000	- 40.0%
Median Sales Price*	\$505,000	\$515,000	+ 2.0%	\$520,000	\$515,000	- 1.0%
Highest Sale Price*	\$978,000	\$950,000	- 2.9%	\$940,000	\$810,000	- 13.8%
Percent of Original List Price Received*	96.9%	93.9%	- 3.1%	96.9%	94.1%	- 2.9%
Inventory of Homes for Sale	189	194	+ 2.5%	--	--	--
Months Supply of Inventory	4.1	4.6	+ 13.0%	--	--	--

* 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.

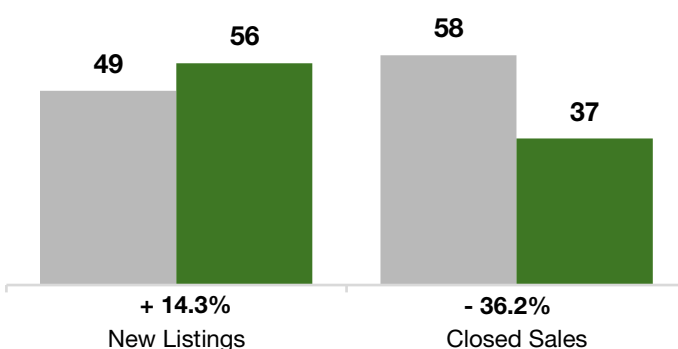
Last 3 Months

■ Thru 1-2022
■ Thru 1-2023



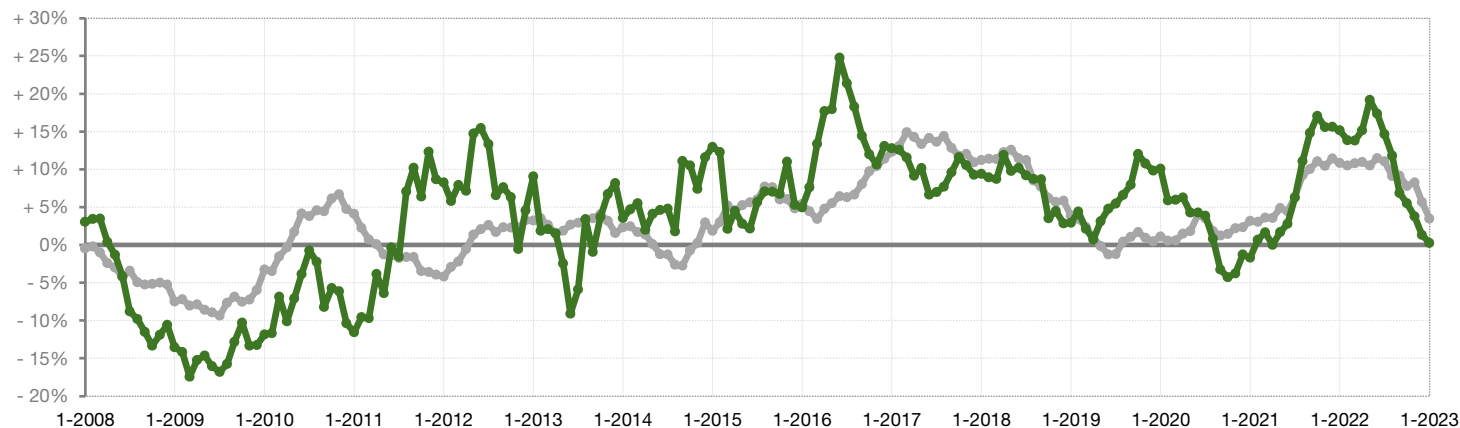
Year to Date

■ Thru 1-2022
■ Thru 1-2023



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

All MLS —
North 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.