

# Local Market Update through January 2023

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



## South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

**- 36.3%**

Year-Over-Year Change in New Listings

**- 45.8%**

Year-Over-Year Change in Closed Sales

**+ 5.1%**

One-Year Change in Median Sales Price\*

### Last 3 Months

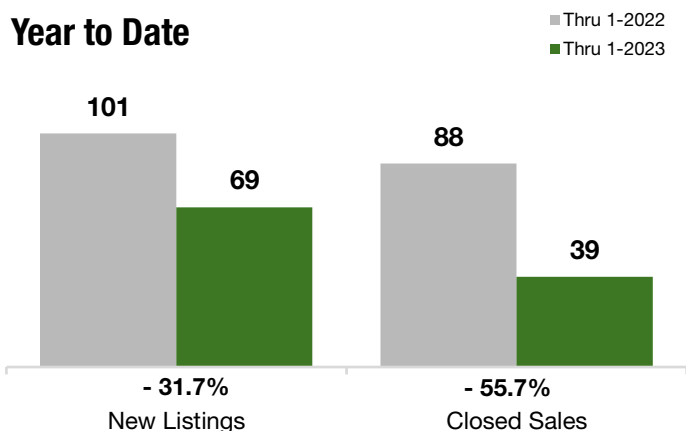
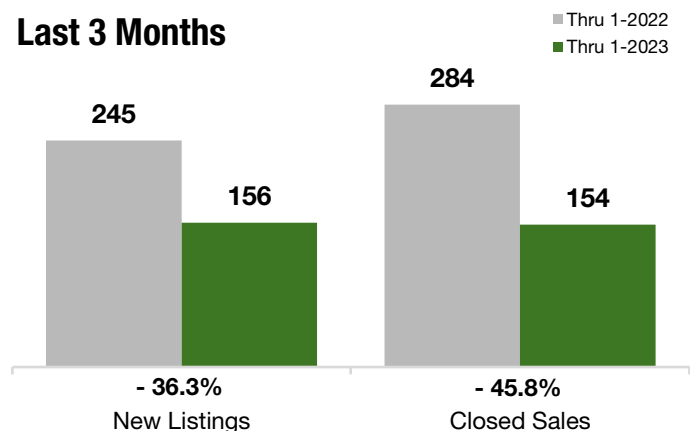
### Year to Date

	Thru 1-2022	Thru 1-2023	+ / -	Thru 1-2022	Thru 1-2023	+ / -
New Listings	245	156	- 36.3%	101	69	- 31.7%
Pending Sales	226	115	- 49.1%	71	33	- 53.5%
Closed Sales	284	154	- 45.8%	88	39	- 55.7%
Lowest Sale Price*	\$279,000	\$250,000	- 10.4%	\$340,000	\$390,000	+ 14.7%
Median Sales Price*	\$682,500	\$717,500	+ 5.1%	\$749,500	\$720,000	- 3.9%
Highest Sale Price*	\$1,799,999	\$2,585,000	+ 43.6%	\$1,799,999	\$1,875,000	+ 4.2%
Percent of Original List Price Received*	97.2%	94.6%	- 2.7%	97.4%	92.5%	- 5.0%
Inventory of Homes for Sale	225	220	- 2.4%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 36.8%	--	--	--

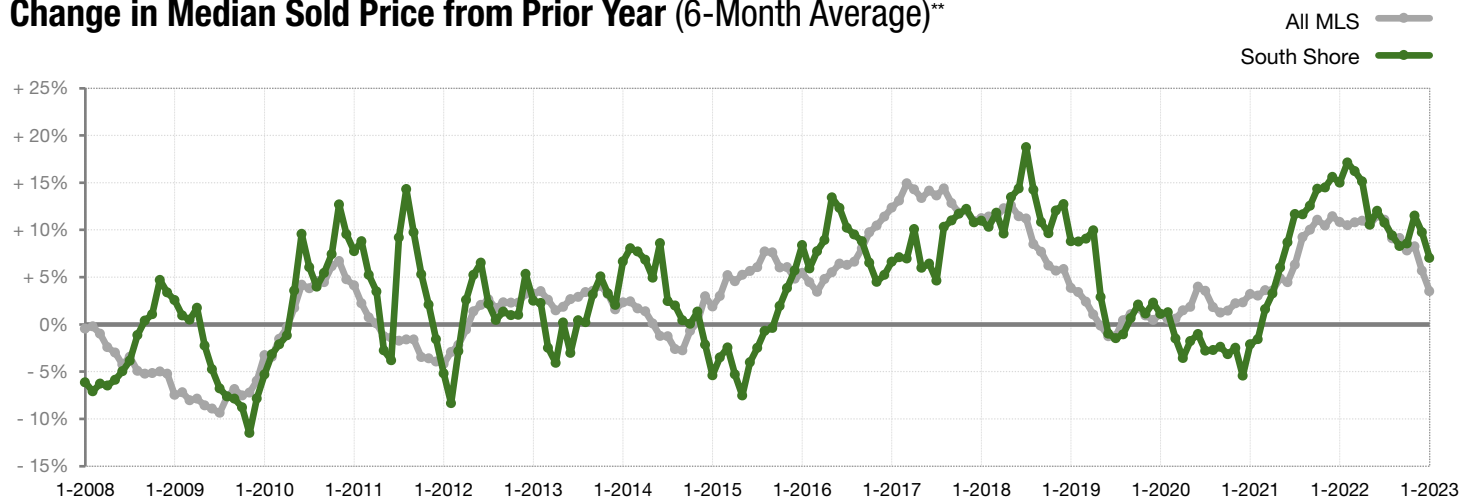
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

### Year to Date



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



\*\*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.