

# Local Market Update through January 2023

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



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**- 43.8%**

Year-Over-Year Change in New Listings

**- 18.8%**

Year-Over-Year Change in Closed Sales

**+ 18.2%**

One-Year Change in Median Sales Price\*

### Last 3 Months

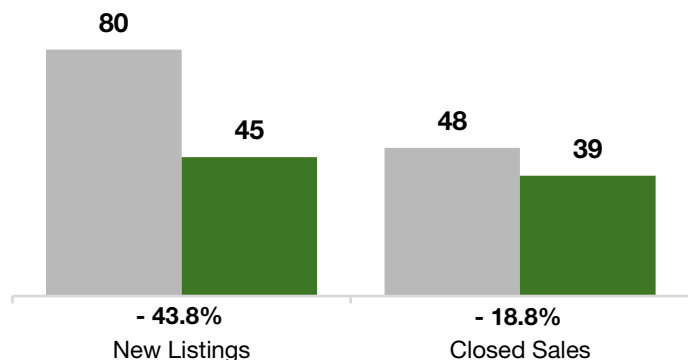
### Year to Date

	Thru 1-2022	Thru 1-2023	+ / -	Thru 1-2022	Thru 1-2023	+ / -
New Listings	80	45	- 43.8%	26	22	- 15.4%
Pending Sales	50	35	- 30.0%	14	11	- 21.4%
Closed Sales	48	39	- 18.8%	14	11	- 21.4%
Lowest Sale Price*	\$385,000	\$310,000	- 19.5%	\$455,000	\$310,000	- 31.9%
Median Sales Price*	\$727,500	\$860,000	+ 18.2%	\$1,205,000	\$950,000	- 21.2%
Highest Sale Price*	\$2,950,000	\$3,550,000	+ 20.3%	\$2,950,000	\$1,650,000	- 44.1%
Percent of Original List Price Received*	93.2%	90.8%	- 2.5%	92.1%	86.3%	- 6.3%
Inventory of Homes for Sale	107	83	- 23.0%	--	--	--
Months Supply of Inventory	6.0	5.0	- 17.3%	--	--	--

\* 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.

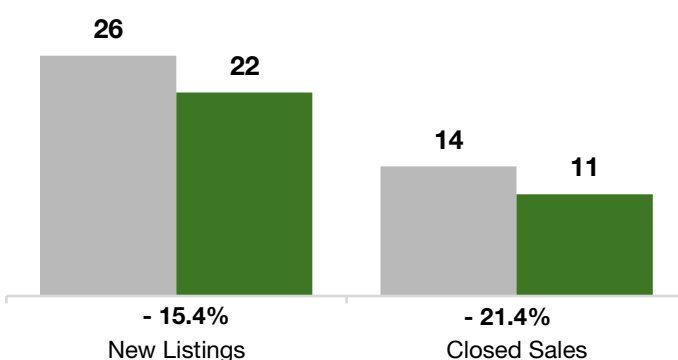
### Last 3 Months

■ Thru 1-2022  
■ Thru 1-2023



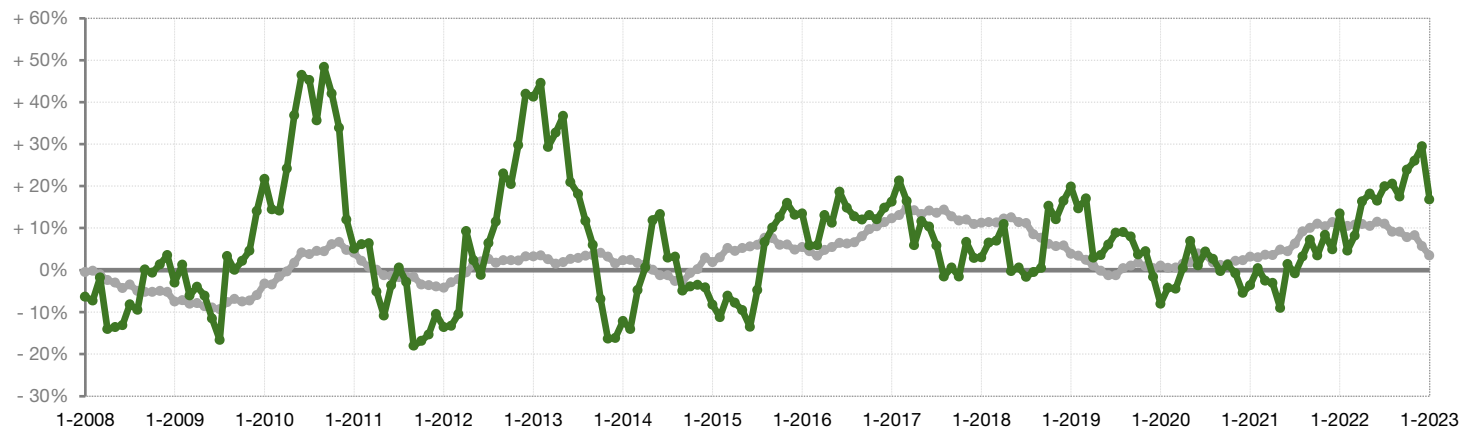
### Year to Date

■ Thru 1-2022  
■ Thru 1-2023



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

All MLS —  
The Hills —



\*\*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.