

Local Market Update through January 2023

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

- 24.4%

- 44.7%

- 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	86	65	- 24.4%	38	24	- 36.8%
Pending Sales	83	67	- 19.3%	30	17	- 43.3%
Closed Sales	123	68	- 44.7%	33	15	- 54.5%
Lowest Sale Price*	\$90,000	\$150,000	+ 66.7%	\$150,000	\$175,000	+ 16.7%
Median Sales Price*	\$640,000	\$627,500	- 2.0%	\$638,000	\$580,000	- 9.1%
Highest Sale Price*	\$1,100,000	\$995,000	- 9.5%	\$999,000	\$915,000	- 8.4%
Percent of Original List Price Received*	95.9%	93.8%	- 2.1%	93.7%	92.7%	- 1.1%
Inventory of Homes for Sale	90	98	+ 8.1%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.7%	--	--	--

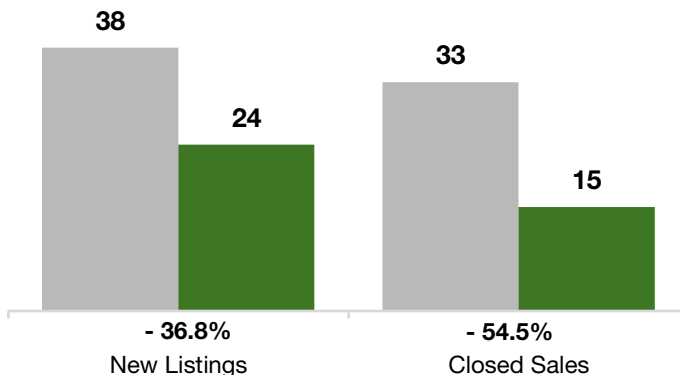
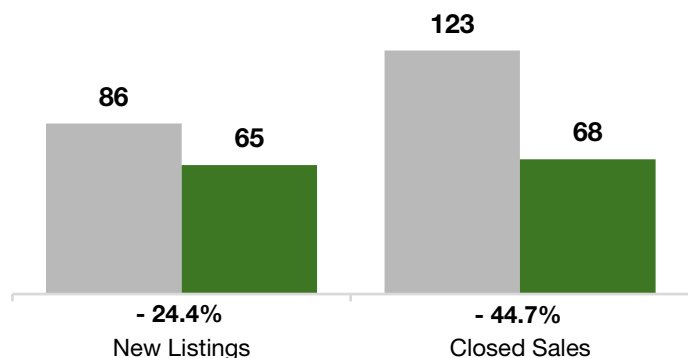
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 1-2022
■ Thru 1-2023

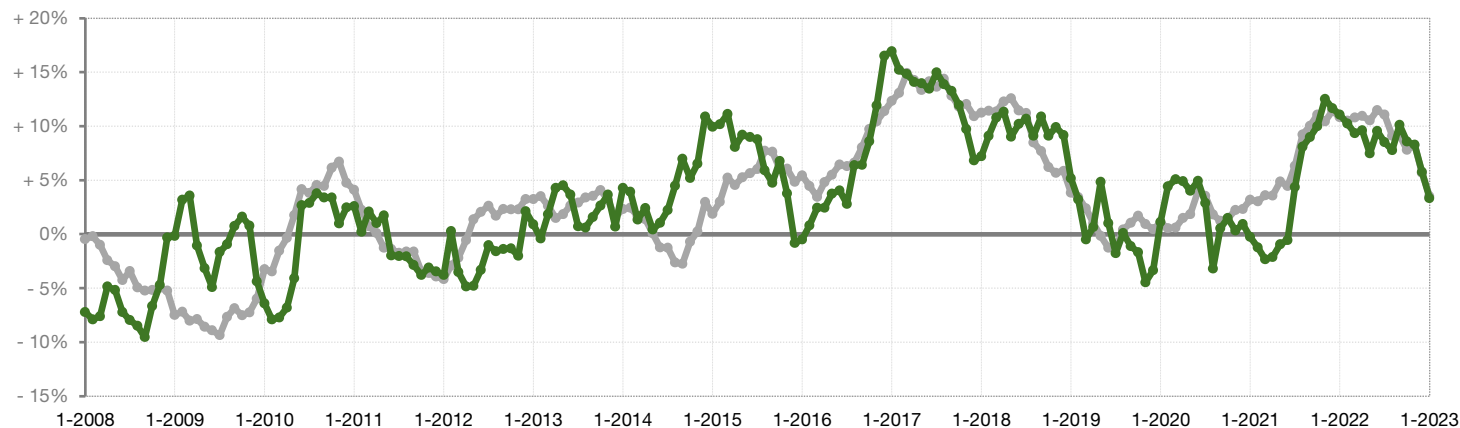
Year to Date

■ Thru 1-2022
■ Thru 1-2023



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

All MLS —
The Lakes —



**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.