

# Local Market Update through February 2023

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



## Greater St. George

Includes data from Ft Wadsworth, Concord, Shore Acres, Rosebank, Clifton, Stapleton, Thomkinsville, St George, Ward Hill, Park Hill and Grymes Hill

**+ 5.2%**

**- 45.9%**

**- 1.8%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

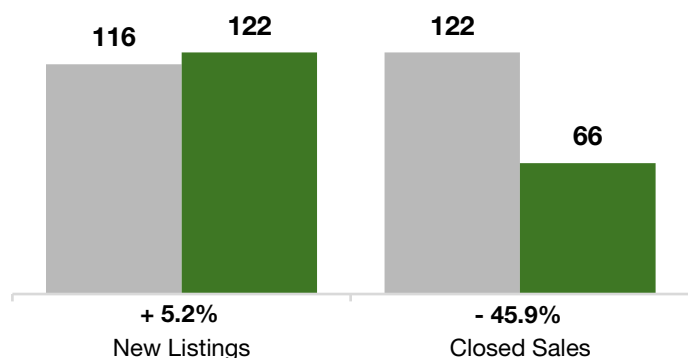
### Year to Date

	Thru 2-2022	Thru 2-2023	+ / -	Thru 2-2022	Thru 2-2023	+ / -
New Listings	116	<b>122</b>	+ 5.2%	92	<b>83</b>	- 9.8%
Pending Sales	90	<b>73</b>	- 18.9%	57	<b>55</b>	- 3.5%
Closed Sales	122	<b>66</b>	- 45.9%	72	<b>30</b>	- 58.3%
Lowest Sale Price*	\$140,000	<b>\$145,000</b>	+ 3.6%	\$140,000	<b>\$145,000</b>	+ 3.6%
Median Sales Price*	\$513,944	<b>\$504,500</b>	- 1.8%	\$507,444	<b>\$519,500</b>	+ 2.4%
Highest Sale Price*	\$2,000,000	<b>\$1,150,000</b>	- 42.5%	\$2,000,000	<b>\$998,500</b>	- 50.1%
Percent of Original List Price Received*	94.7%	<b>92.0%</b>	- 2.9%	94.1%	<b>89.9%</b>	- 4.5%
Inventory of Homes for Sale	163	<b>174</b>	+ 6.8%	--	--	--
Months Supply of Inventory	4.3	<b>6.5</b>	+ 50.5%	--	--	--

\* 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.

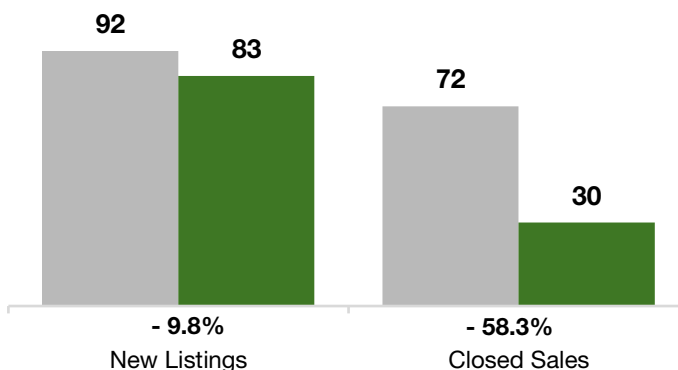
### Last 3 Months

■ Thru 2-2022  
■ Thru 2-2023



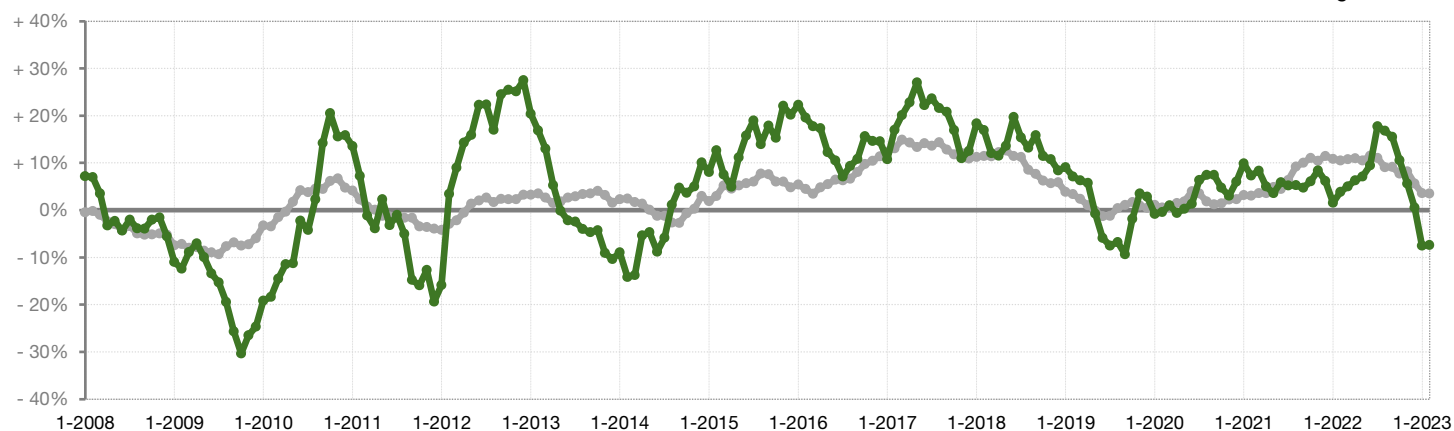
### Year to Date

■ Thru 2-2022  
■ Thru 2-2023



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

All MLS —  
Greater St. George —



\*\*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 March 7, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.