

Local Market Update through February 2023

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



Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

- 13.6%

Year-Over-Year Change in New Listings

- 34.5%

Year-Over-Year Change in Closed Sales

+ 0.4%

One-Year Change in Median Sales Price*

Last 3 Months

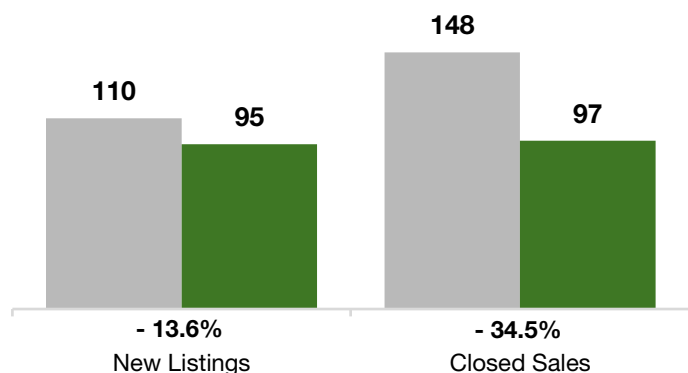
Year to Date

	Thru 2-2022	Thru 2-2023	+ / -	Thru 2-2022	Thru 2-2023	+ / -
New Listings	110	95	- 13.6%	84	70	- 16.7%
Pending Sales	107	96	- 10.3%	69	69	0.0%
Closed Sales	148	97	- 34.5%	93	58	- 37.6%
Lowest Sale Price*	\$215,000	\$209,000	- 2.8%	\$215,000	\$222,500	+ 3.5%
Median Sales Price*	\$617,500	\$620,000	+ 0.4%	\$620,000	\$702,500	+ 13.3%
Highest Sale Price*	\$1,370,000	\$1,280,000	- 6.6%	\$1,370,000	\$1,280,000	- 6.6%
Percent of Original List Price Received*	98.3%	94.5%	- 3.9%	99.0%	94.4%	- 4.6%
Inventory of Homes for Sale	100	139	+ 38.7%	--	--	--
Months Supply of Inventory	2.0	3.5	+ 75.1%	--	--	--

* 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.

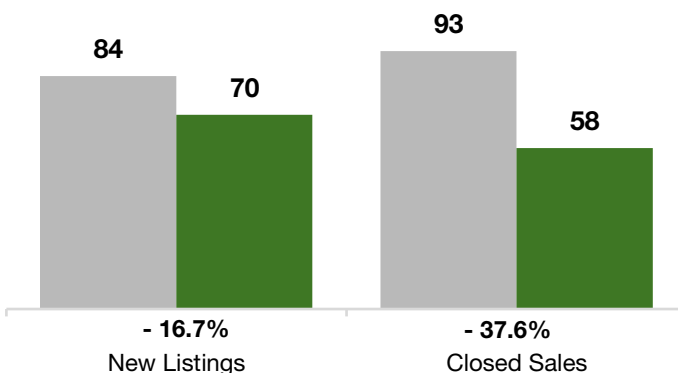
Last 3 Months

■ Thru 2-2022
■ Thru 2-2023



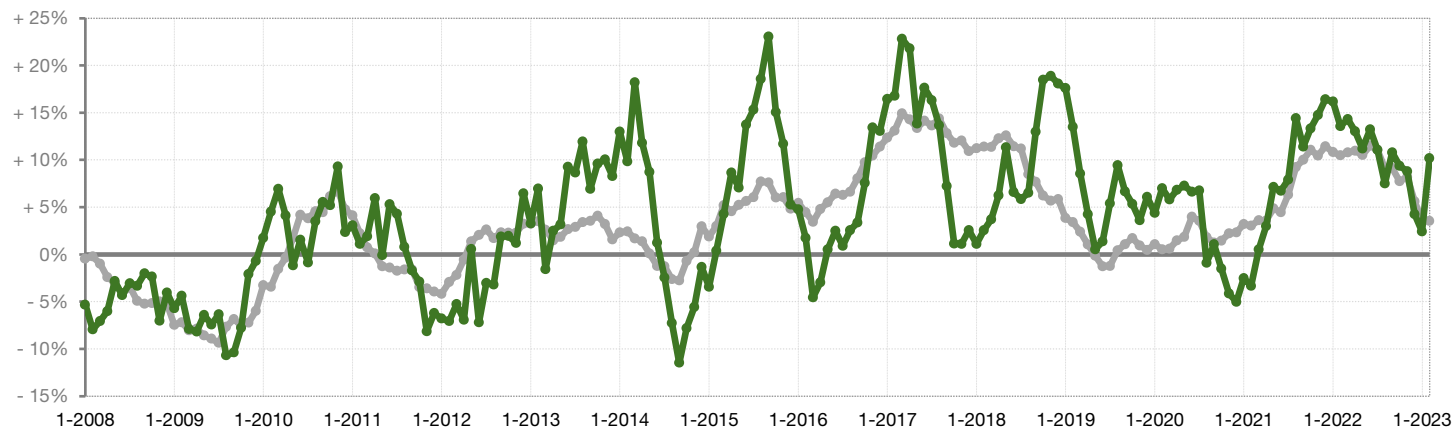
Year to Date

■ Thru 2-2022
■ Thru 2-2023



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

All MLS —
Heartland —



**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.