

Local Market Update through February 2023

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



North Shore

+ 3.3%

- 28.6%

- 6.2%

Year-Over-Year Change in
New Listings

Year-Over-Year Change in
Closed Sales

One-Year Change in
Median Sales Price*

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

Last 3 Months

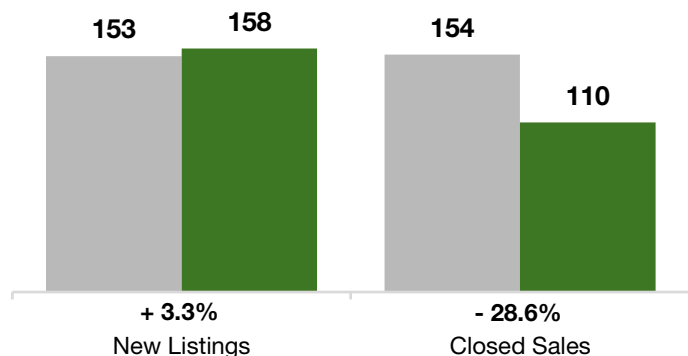
Year to Date

	Thru 2-2022	Thru 2-2023	+ / -	Thru 2-2022	Thru 2-2023	+ / -
New Listings	153	158	+ 3.3%	110	123	+ 11.8%
Pending Sales	124	82	- 33.9%	69	55	- 20.3%
Closed Sales	154	110	- 28.6%	105	62	- 41.0%
Lowest Sale Price*	\$175,000	\$123,000	- 29.7%	\$205,000	\$123,000	- 40.0%
Median Sales Price*	\$529,500	\$496,500	- 6.2%	\$530,000	\$506,500	- 4.4%
Highest Sale Price*	\$1,250,000	\$1,110,000	- 11.2%	\$1,250,000	\$1,110,000	- 11.2%
Percent of Original List Price Received*	96.9%	93.6%	- 3.4%	96.6%	93.1%	- 3.6%
Inventory of Homes for Sale	182	192	+ 5.7%	--	--	--
Months Supply of Inventory	3.9	4.7	+ 22.2%	--	--	--

* 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.

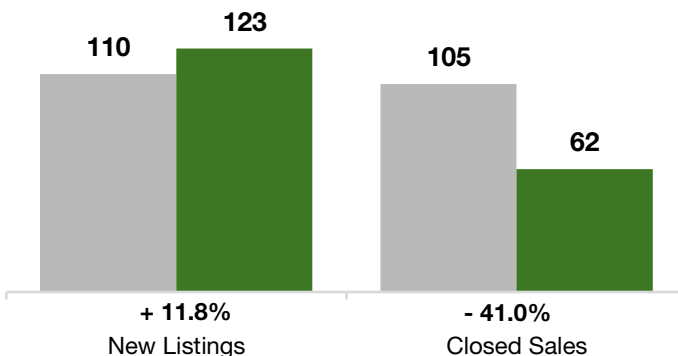
Last 3 Months

■ Thru 2-2022
■ Thru 2-2023



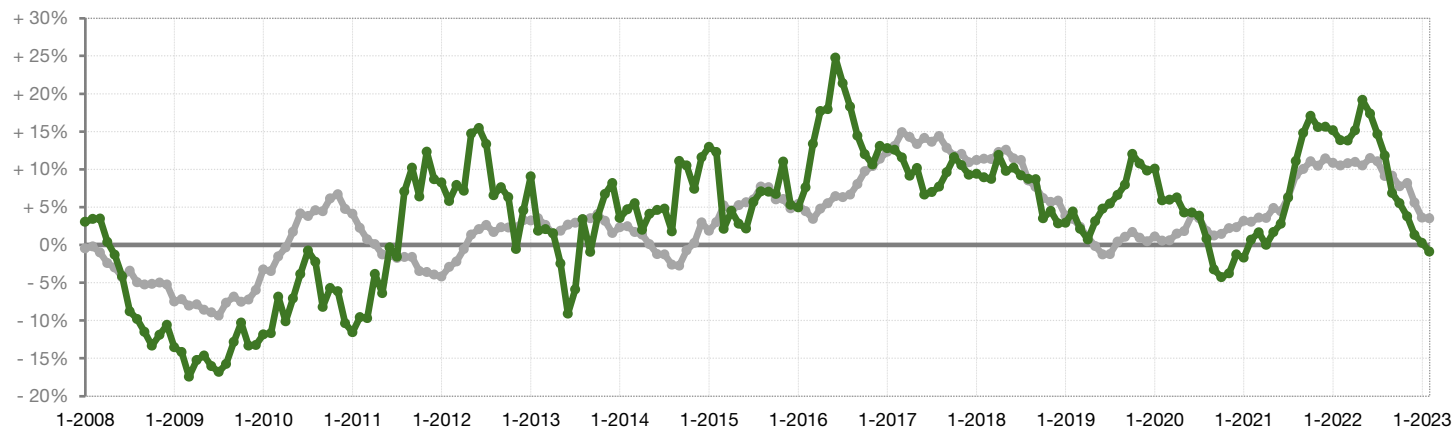
Year to Date

■ Thru 2-2022
■ Thru 2-2023



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

All MLS —
North Shore —



**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.