

# Local Market Update through February 2023

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



## South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

**- 35.7%**

Year-Over-Year Change in New Listings

**- 52.4%**

Year-Over-Year Change in Closed Sales

**+ 2.2%**

One-Year Change in Median Sales Price\*

### Last 3 Months

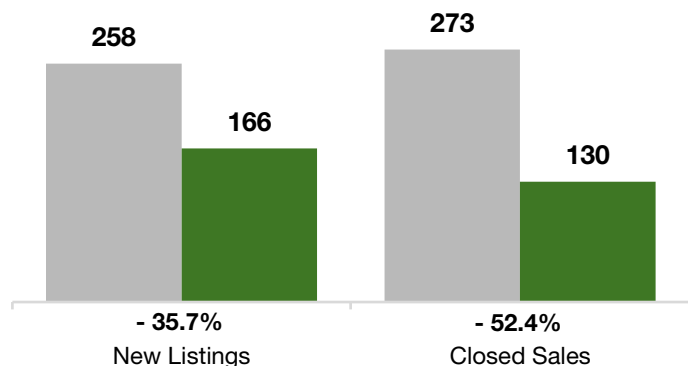
### Year to Date

	Thru 2-2022	Thru 2-2023	+ / -	Thru 2-2022	Thru 2-2023	+ / -
New Listings	258	166	- 35.7%	200	145	- 27.5%
Pending Sales	228	121	- 46.9%	152	86	- 43.4%
Closed Sales	273	130	- 52.4%	171	70	- 59.1%
Lowest Sale Price*	\$279,000	\$250,000	- 10.4%	\$340,000	\$310,000	- 8.8%
Median Sales Price*	\$689,900	\$705,000	+ 2.2%	\$745,000	\$722,500	- 3.0%
Highest Sale Price*	\$2,300,000	\$2,525,000	+ 9.8%	\$2,300,000	\$2,525,000	+ 9.8%
Percent of Original List Price Received*	97.3%	92.8%	- 4.6%	97.1%	91.3%	- 6.0%
Inventory of Homes for Sale	217	212	- 2.2%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 43.9%	--	--	--

\* 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.

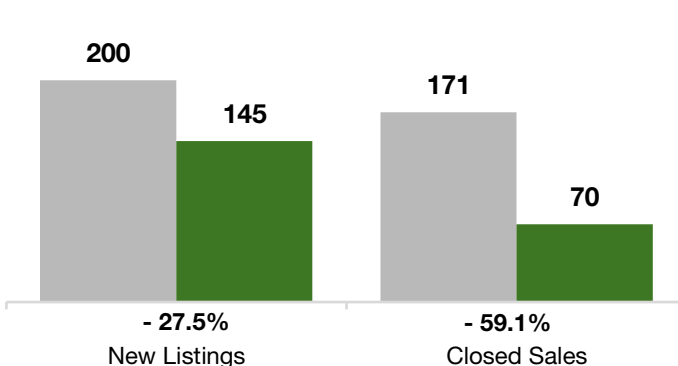
### Last 3 Months

■ Thru 2-2022  
■ Thru 2-2023



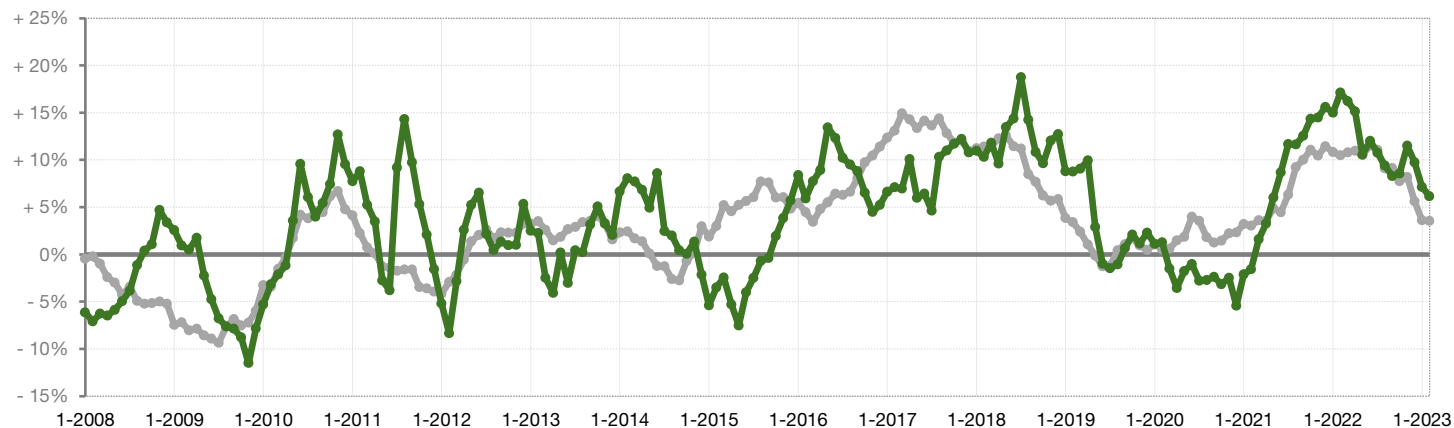
### Year to Date

■ Thru 2-2022  
■ Thru 2-2023



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

— All MLS  
— South 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.