

Local Market Update through February 2023

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



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

- 25.8%

Year-Over-Year Change in
New Listings

- 14.9%

Year-Over-Year Change in
Closed Sales

+ 3.9%

One-Year Change in
Median Sales Price*

Last 3 Months

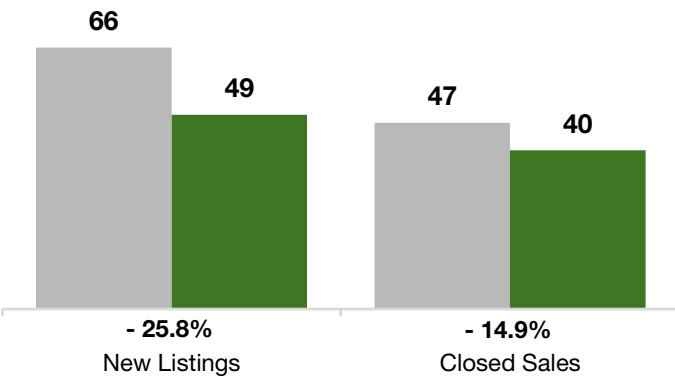
Year to Date

	Thru 2-2022	Thru 2-2023	+ / -	Thru 2-2022	Thru 2-2023	+ / -
New Listings	66	49	- 25.8%	45	38	- 15.6%
Pending Sales	51	34	- 33.3%	33	23	- 30.3%
Closed Sales	47	40	- 14.9%	30	26	- 13.3%
Lowest Sale Price*	\$410,000	\$310,000	- 24.4%	\$455,000	\$310,000	- 31.9%
Median Sales Price*	\$900,000	\$935,000	+ 3.9%	\$955,000	\$1,085,000	+ 13.6%
Highest Sale Price*	\$2,950,000	\$3,550,000	+ 20.3%	\$2,950,000	\$1,775,000	- 39.8%
Percent of Original List Price Received*	92.7%	92.4%	- 0.3%	91.5%	92.1%	+ 0.7%
Inventory of Homes for Sale	105	78	- 25.6%	--	--	--
Months Supply of Inventory	5.9	4.9	- 16.7%	--	--	--

* 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.

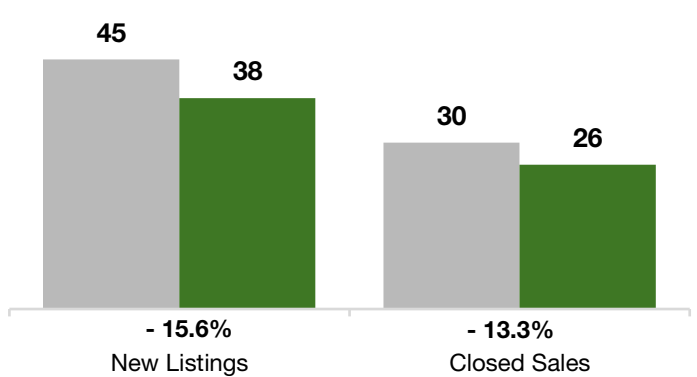
Last 3 Months

■ Thru 2-2022
■ Thru 2-2023



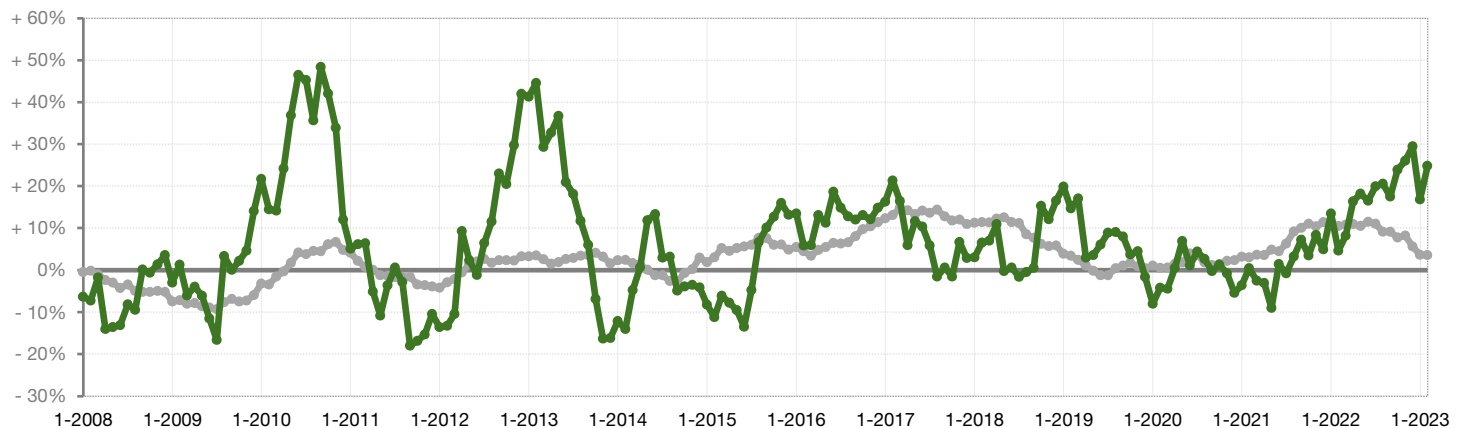
Year to Date

■ Thru 2-2022
■ Thru 2-2023



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

All MLS —
The Hills —



**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.