

Local Market Update through February 2023

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

- 27.3%

- 37.9%

- 4.4%

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	99	72	- 27.3%	81	54	- 33.3%
Pending Sales	88	69	- 21.6%	59	45	- 23.7%
Closed Sales	103	64	- 37.9%	58	31	- 46.6%
Lowest Sale Price*	\$75,000	\$135,000	+ 80.0%	\$75,000	\$135,000	+ 80.0%
Median Sales Price*	\$630,000	\$602,500	- 4.4%	\$634,000	\$580,000	- 8.5%
Highest Sale Price*	\$1,100,000	\$995,000	- 9.5%	\$1,100,000	\$915,000	- 16.8%
Percent of Original List Price Received*	95.2%	92.2%	- 3.1%	94.6%	92.1%	- 2.6%
Inventory of Homes for Sale	88	88	- 0.8%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 24.1%	--	--	--

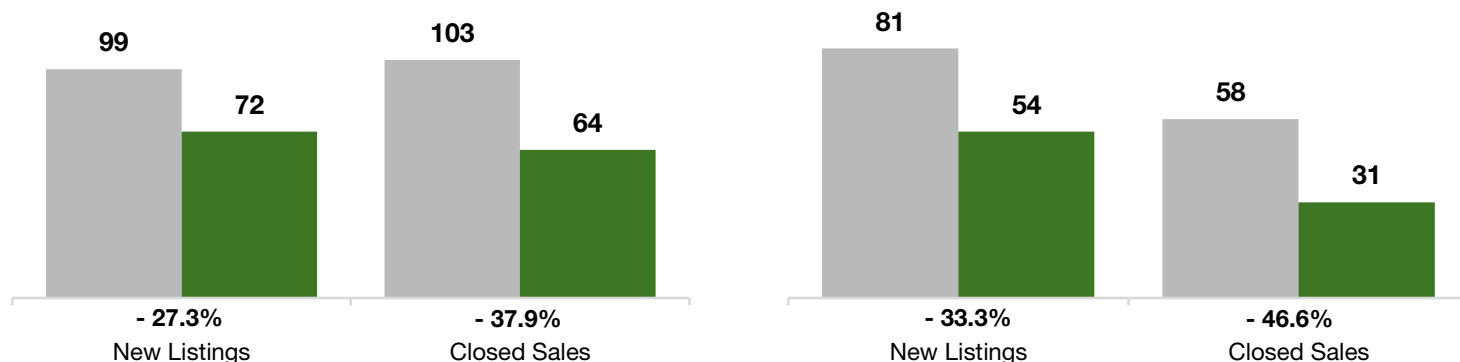
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 2-2022
■ Thru 2-2023

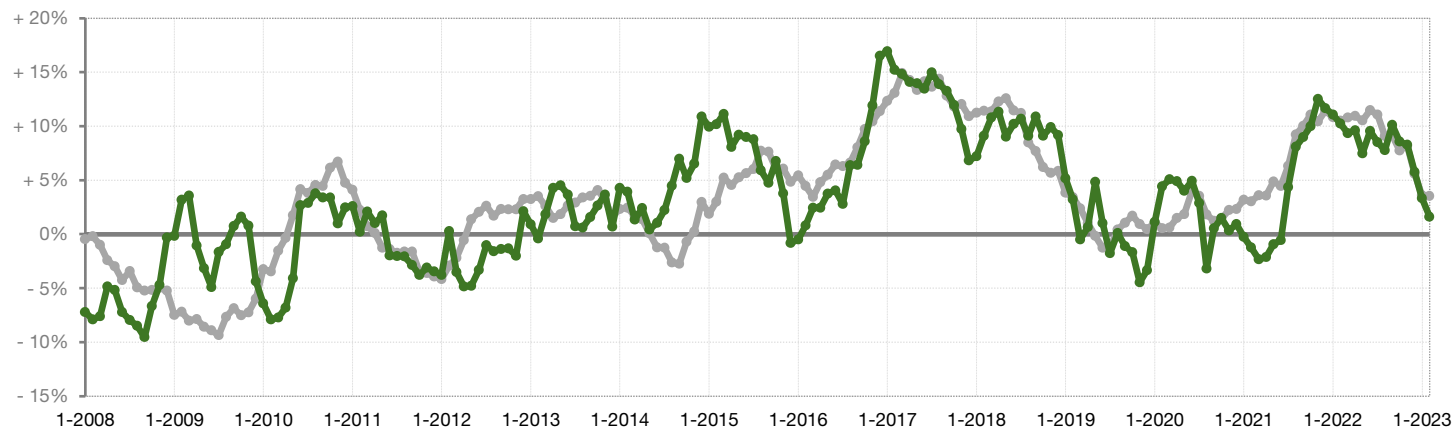
Year to Date

■ Thru 2-2022
■ Thru 2-2023



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

All MLS —
The Lakes —



**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.