

Local Market Update through March 2023

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



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

- 9.4%

- 35.6%

+ 0.1%

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 3-2022	Thru 3-2023	+ / -	Thru 3-2022	Thru 3-2023	+ / -
New Listings	138	125	- 9.4%	138	125	- 9.4%
Pending Sales	95	83	- 12.6%	95	83	- 12.6%
Closed Sales	104	67	- 35.6%	104	67	- 35.6%
Lowest Sale Price*	\$230,000	\$250,000	+ 8.7%	\$230,000	\$250,000	+ 8.7%
Median Sales Price*	\$662,500	\$663,000	+ 0.1%	\$662,500	\$663,000	+ 0.1%
Highest Sale Price*	\$1,760,000	\$1,650,000	- 6.3%	\$1,760,000	\$1,650,000	- 6.3%
Percent of Original List Price Received*	97.1%	93.4%	- 3.8%	97.1%	93.4%	- 3.8%
Inventory of Homes for Sale	124	101	- 18.5%	--	--	--
Months Supply of Inventory	3.6	3.9	+ 7.4%	--	--	--

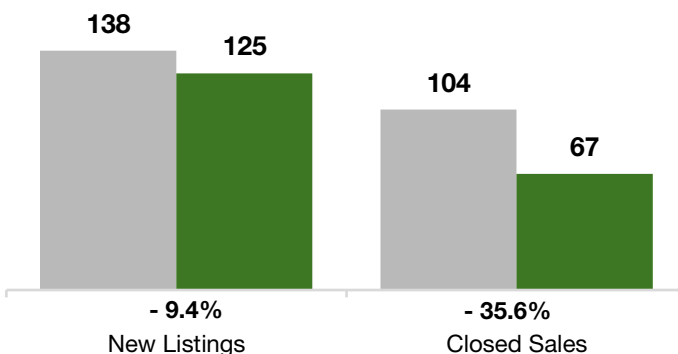
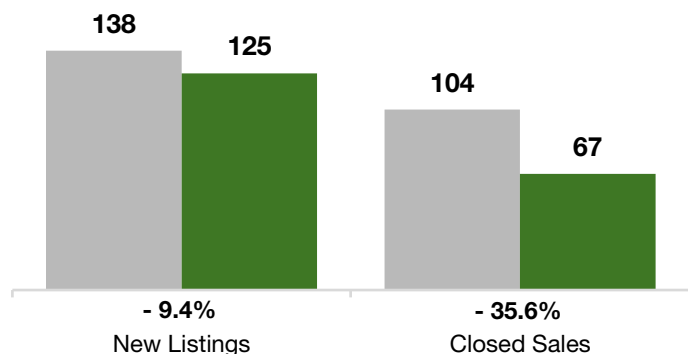
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 3-2022
■ Thru 3-2023

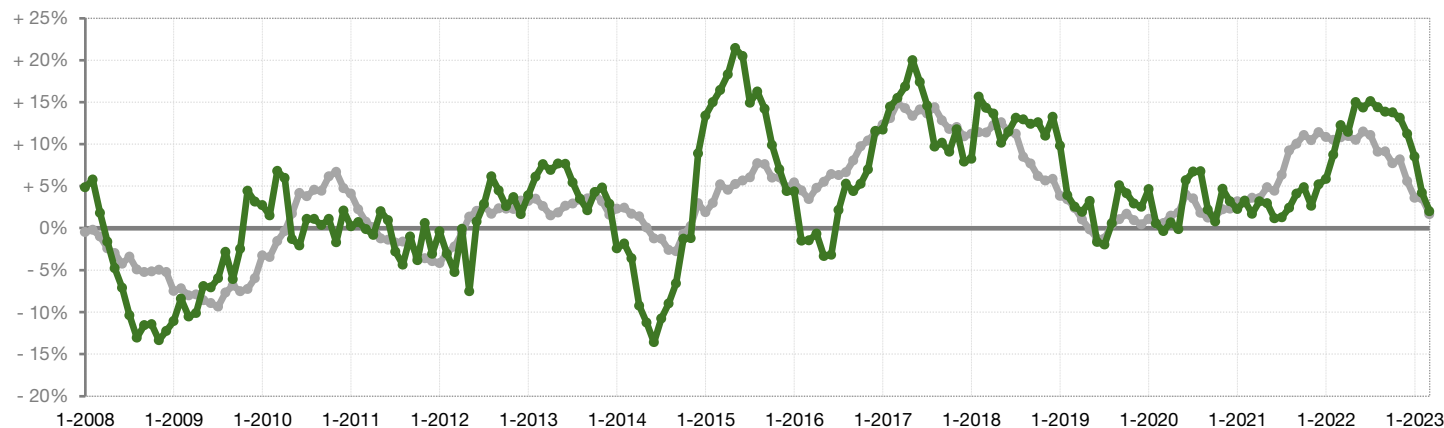
Year to Date

■ Thru 3-2022
■ Thru 3-2023



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

All MLS —
East 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 April 5, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.