

# Local Market Update through March 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

**- 30.3%**

Year-Over-Year Change in New Listings

**- 53.8%**

Year-Over-Year Change in Closed Sales

**- 3.4%**

One-Year Change in Median Sales Price\*

### Last 3 Months

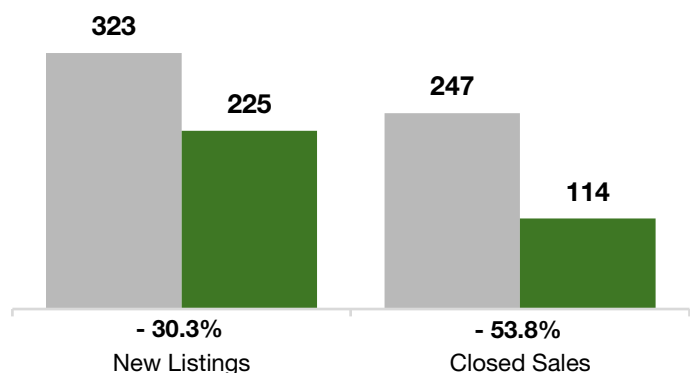
### Year to Date

	Thru 3-2022	Thru 3-2023	+ / -	Thru 3-2022	Thru 3-2023	+ / -
New Listings	323	225	- 30.3%	323	225	- 30.3%
Pending Sales	259	157	- 39.4%	259	157	- 39.4%
Closed Sales	247	114	- 53.8%	247	114	- 53.8%
Lowest Sale Price*	\$340,000	\$310,000	- 8.8%	\$340,000	\$310,000	- 8.8%
Median Sales Price*	\$725,000	\$700,000	- 3.4%	\$725,000	\$700,000	- 3.4%
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*	97.2%	92.6%	- 4.8%	97.2%	92.6%	- 4.8%
Inventory of Homes for Sale	221	214	- 3.2%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 48.4%	--	--	--

\* 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.

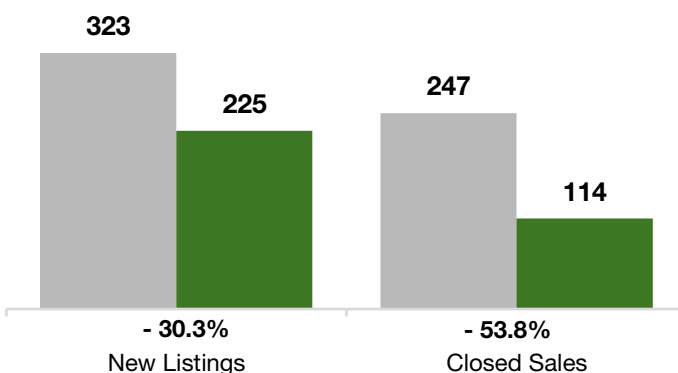
### Last 3 Months

■ Thru 3-2022  
■ Thru 3-2023



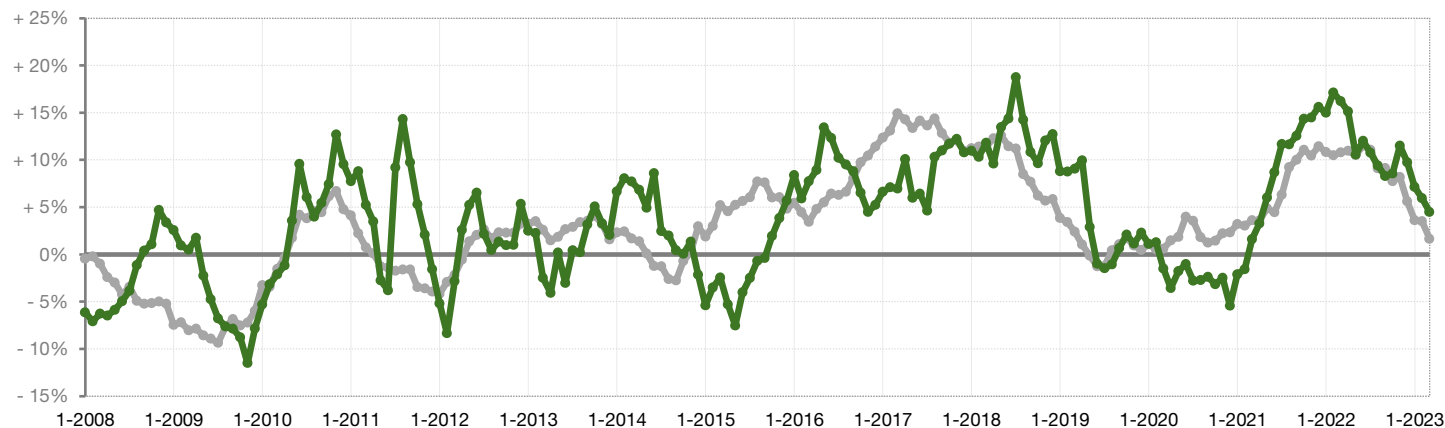
### Year to Date

■ Thru 3-2022  
■ Thru 3-2023



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

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