

Local Market Update through March 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

- 39.3%

- 48.4%

- 7.6%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

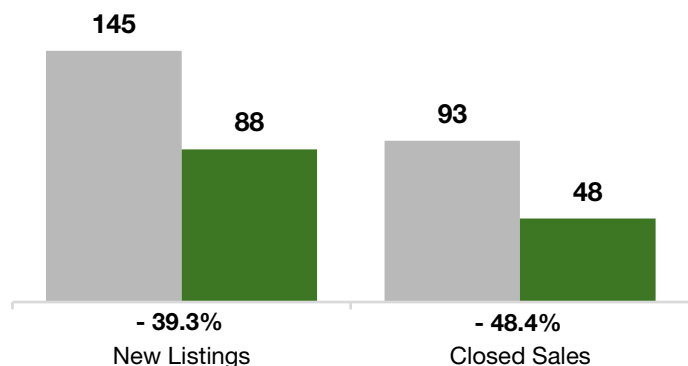
Year to Date

	Thru 3-2022	Thru 3-2023	+ / -	Thru 3-2022	Thru 3-2023	+ / -
New Listings	145	88	- 39.3%	145	88	- 39.3%
Pending Sales	99	77	- 22.2%	99	77	- 22.2%
Closed Sales	93	48	- 48.4%	93	48	- 48.4%
Lowest Sale Price*	\$75,000	\$135,000	+ 80.0%	\$75,000	\$135,000	+ 80.0%
Median Sales Price*	\$625,000	\$577,500	- 7.6%	\$625,000	\$577,500	- 7.6%
Highest Sale Price*	\$1,100,000	\$1,320,000	+ 20.0%	\$1,100,000	\$1,320,000	+ 20.0%
Percent of Original List Price Received*	93.8%	91.9%	- 2.0%	93.8%	91.9%	- 2.0%
Inventory of Homes for Sale	98	86	- 12.5%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 12.2%	--	--	--

* 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.

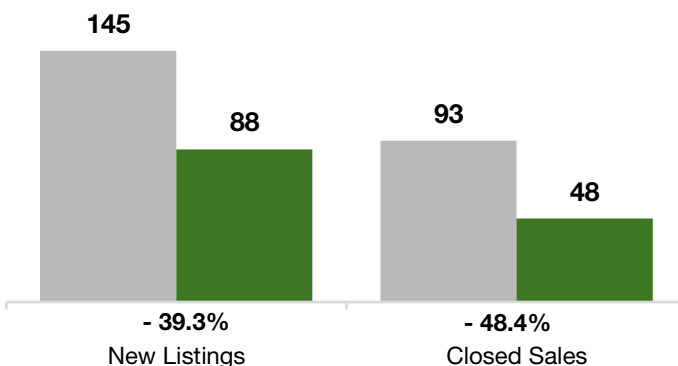
Last 3 Months

■ Thru 3-2022
■ Thru 3-2023



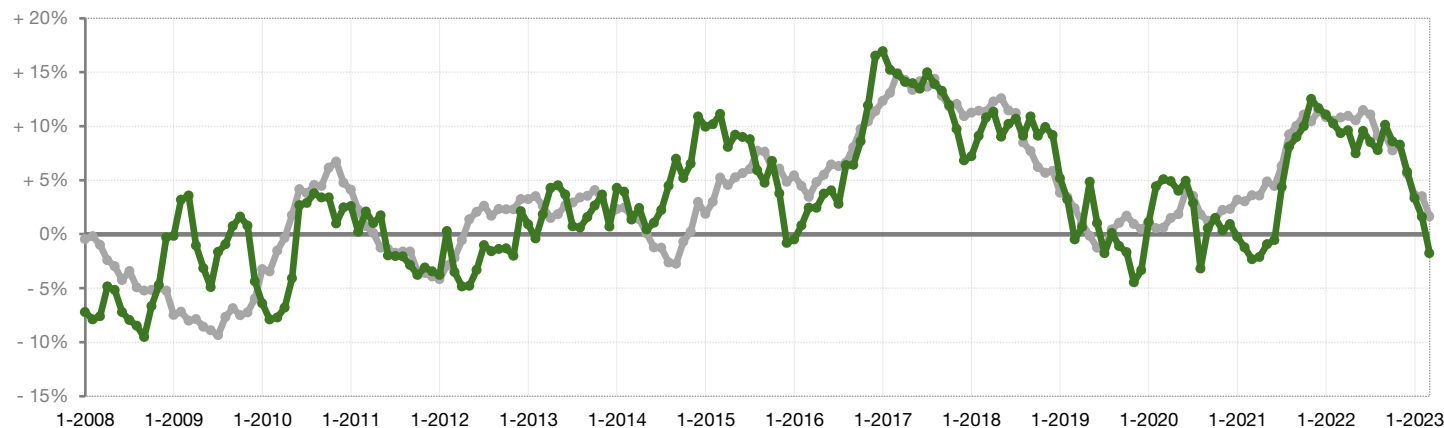
Year to Date

■ Thru 3-2022
■ Thru 3-2023



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

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