

Local Market Update through April 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

- 3.8%

- 42.7%

- 1.6%

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 4-2022	Thru 4-2023	+ / -	Thru 4-2022	Thru 4-2023	+ / -
New Listings	131	126	- 3.8%	182	162	- 11.0%
Pending Sales	104	83	- 20.2%	131	107	- 18.3%
Closed Sales	110	63	- 42.7%	138	86	- 37.7%
Lowest Sale Price*	\$240,000	\$135,000	- 43.8%	\$230,000	\$135,000	- 41.3%
Median Sales Price*	\$675,000	\$663,888	- 1.6%	\$672,500	\$660,000	- 1.9%
Highest Sale Price*	\$2,630,000	\$1,538,800	- 41.5%	\$2,630,000	\$1,650,000	- 37.3%
Percent of Original List Price Received*	97.1%	93.9%	- 3.2%	97.1%	93.8%	- 3.4%
Inventory of Homes for Sale	125	105	- 16.2%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 14.0%	--	--	--

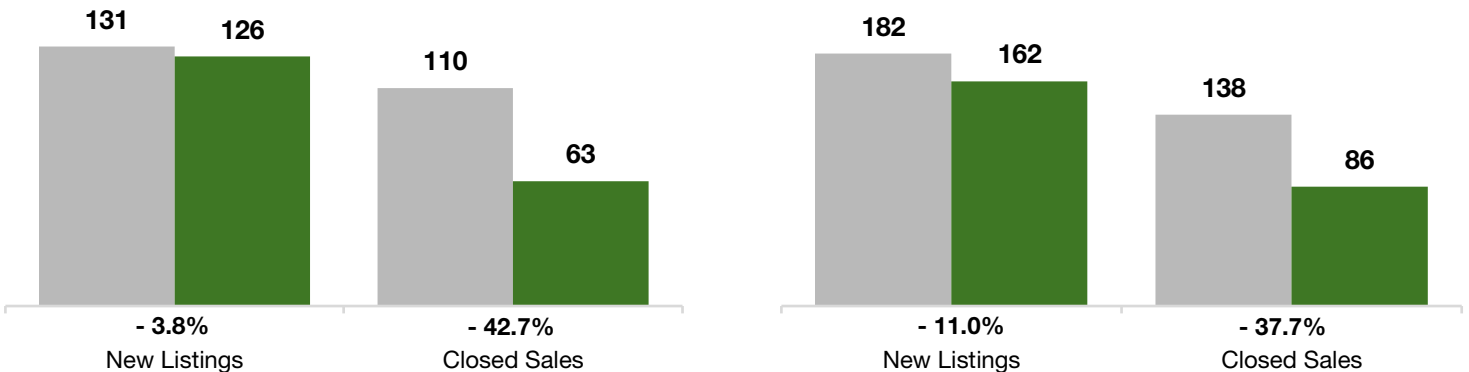
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 4-2022
■ Thru 4-2023

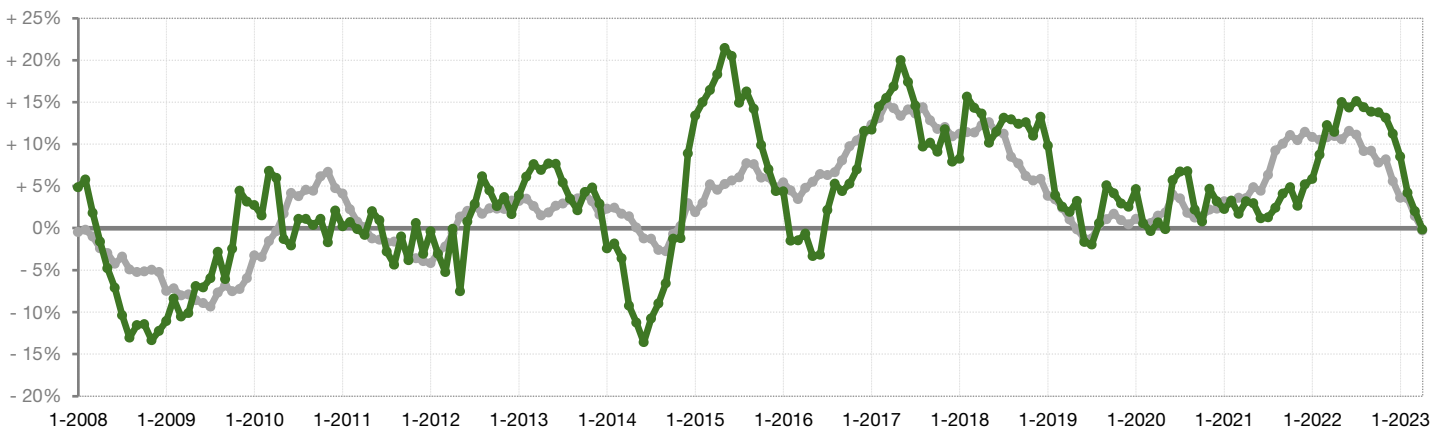
Year to Date

■ Thru 4-2022
■ Thru 4-2023



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