

# Local Market Update through April 2023

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



## Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

**- 26.3%**

Year-Over-Year Change in New Listings

**- 22.4%**

Year-Over-Year Change in Closed Sales

**- 2.5%**

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	198	146	- 26.3%	233	187	- 19.7%
Pending Sales	124	119	- 4.0%	154	149	- 3.2%
Closed Sales	116	90	- 22.4%	173	116	- 32.9%
Lowest Sale Price*	\$242,000	\$190,000	- 21.5%	\$215,000	\$190,000	- 11.6%
Median Sales Price*	\$636,000	\$620,000	- 2.5%	\$635,000	\$620,000	- 2.4%
Highest Sale Price*	\$1,370,000	\$999,000	- 27.1%	\$1,370,000	\$1,280,000	- 6.6%
Percent of Original List Price Received*	99.5%	93.3%	- 6.2%	99.1%	93.9%	- 5.2%
Inventory of Homes for Sale	124	125	+ 0.8%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.3%	--	--	--

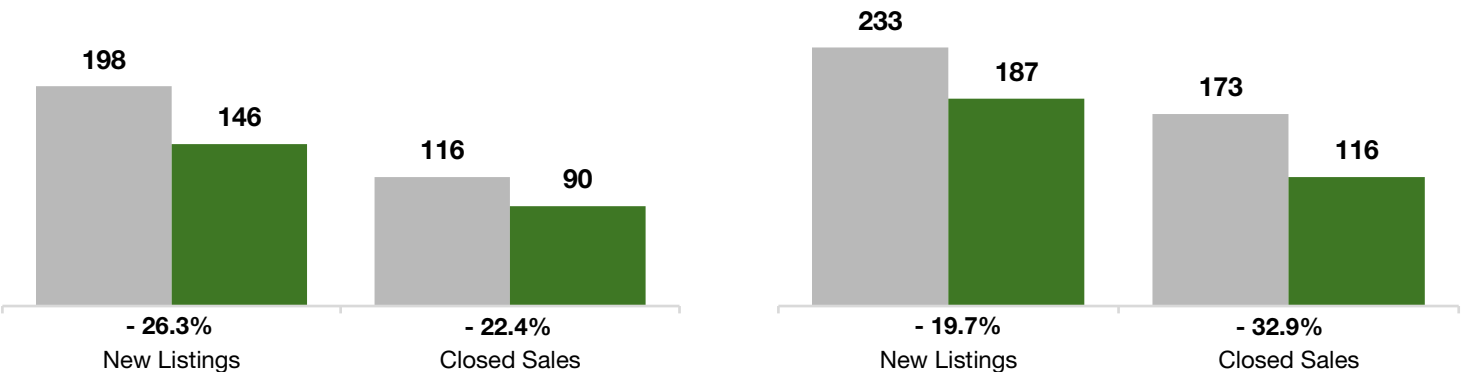
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 4-2022  
■ Thru 4-2023

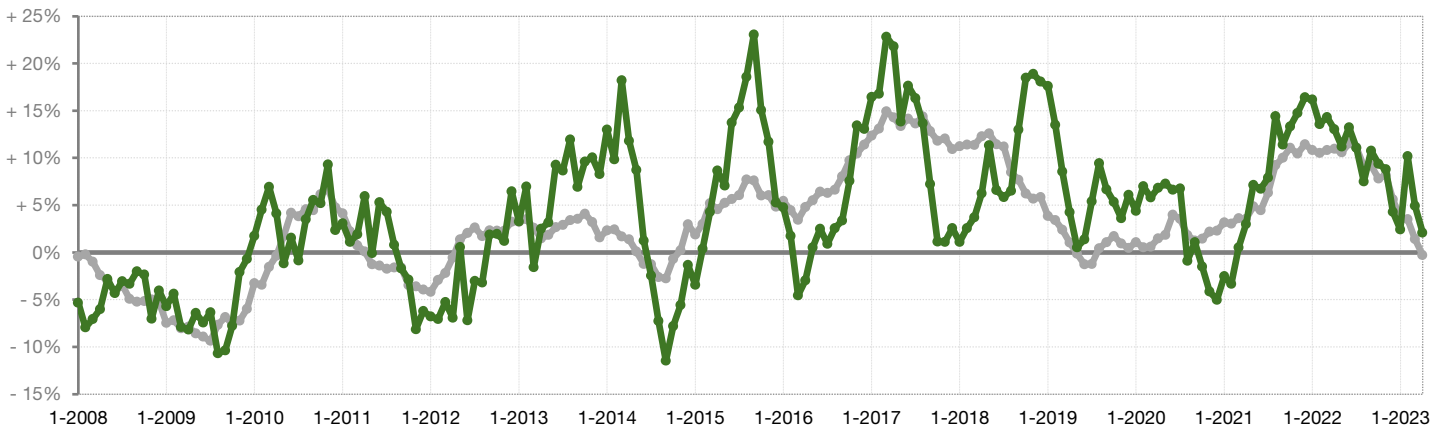
### Year to Date

■ Thru 4-2022  
■ Thru 4-2023



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

All MLS —  
Heartland —



\*\*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.