

Local Market Update through April 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

- 31.1%

Year-Over-Year Change in New Listings

- 49.2%

Year-Over-Year Change in Closed Sales

- 2.0%

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	341	235	- 31.1%	442	305	- 31.0%
Pending Sales	264	187	- 29.2%	335	219	- 34.6%
Closed Sales	246	125	- 49.2%	334	165	- 50.6%
Lowest Sale Price*	\$380,000	\$310,000	- 18.4%	\$340,000	\$310,000	- 8.8%
Median Sales Price*	\$714,400	\$700,000	- 2.0%	\$715,000	\$720,000	+ 0.7%
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*	97.7%	94.4%	- 3.3%	97.6%	94.0%	- 3.7%
Inventory of Homes for Sale	230	216	- 6.0%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 47.5%	--	--	--

* 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.

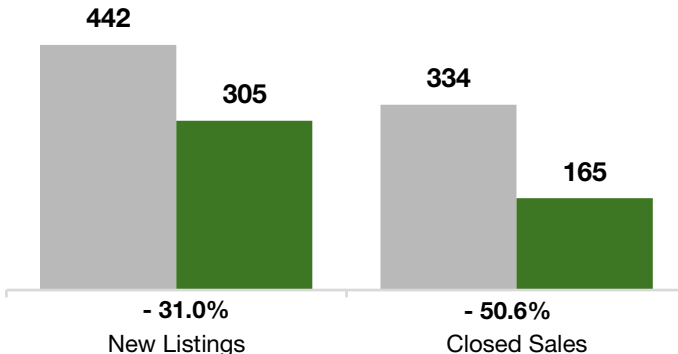
Last 3 Months

■ Thru 4-2022
■ Thru 4-2023

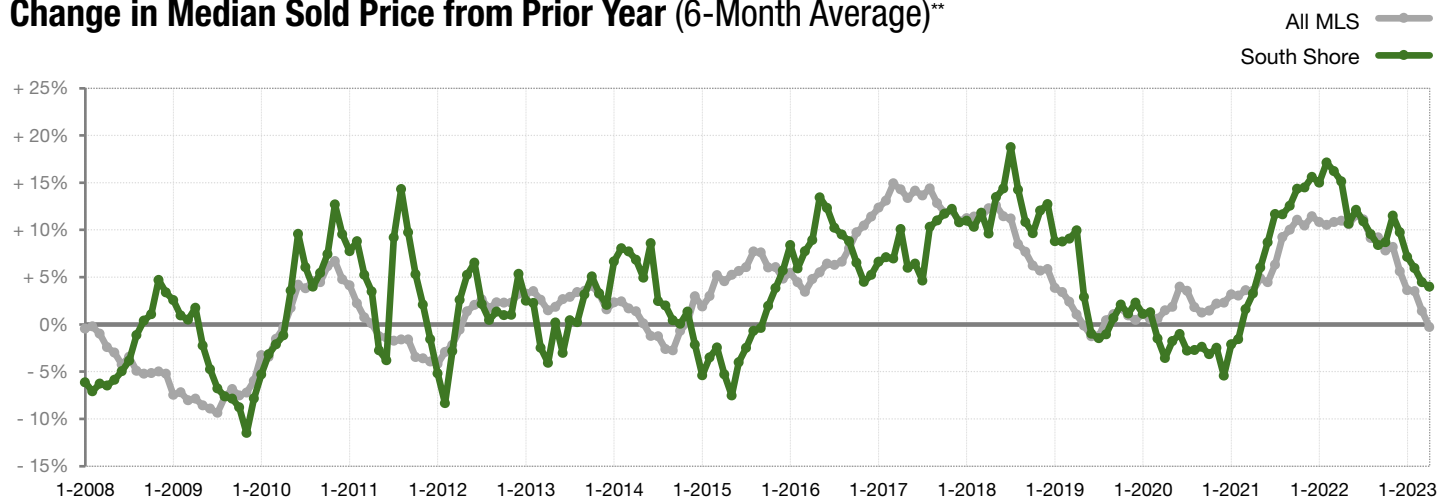


Year to Date

■ Thru 4-2022
■ Thru 4-2023



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



**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.