

Local Market Update through April 2023

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



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

- 7.6%

- 27.8%

+ 27.6%

Year-Over-Year Change in
New Listings

Year-Over-Year Change in
Closed Sales

One-Year Change in
Median Sales Price*

Last 3 Months

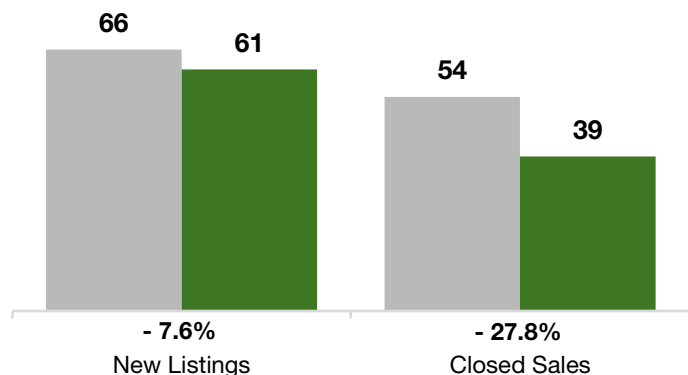
Year to Date

	Thru 4-2022	Thru 4-2023	+ / -	Thru 4-2022	Thru 4-2023	+ / -
New Listings	66	61	- 7.6%	92	83	- 9.8%
Pending Sales	55	41	- 25.5%	69	52	- 24.6%
Closed Sales	54	39	- 27.8%	68	50	- 26.5%
Lowest Sale Price*	\$399,999	\$450,000	+ 12.5%	\$399,999	\$310,000	- 22.5%
Median Sales Price*	\$915,000	\$1,167,500	+ 27.6%	\$970,000	\$1,035,000	+ 6.7%
Highest Sale Price*	\$2,630,000	\$2,150,000	- 18.3%	\$2,950,000	\$2,150,000	- 27.1%
Percent of Original List Price Received*	95.2%	93.8%	- 1.4%	94.5%	92.2%	- 2.5%
Inventory of Homes for Sale	99	84	- 15.2%	--	--	--
Months Supply of Inventory	5.4	5.5	+ 1.6%	--	--	--

* 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.

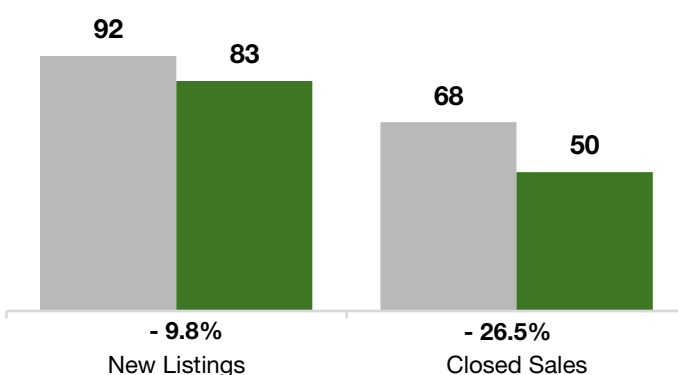
Last 3 Months

■ Thru 4-2022
■ Thru 4-2023



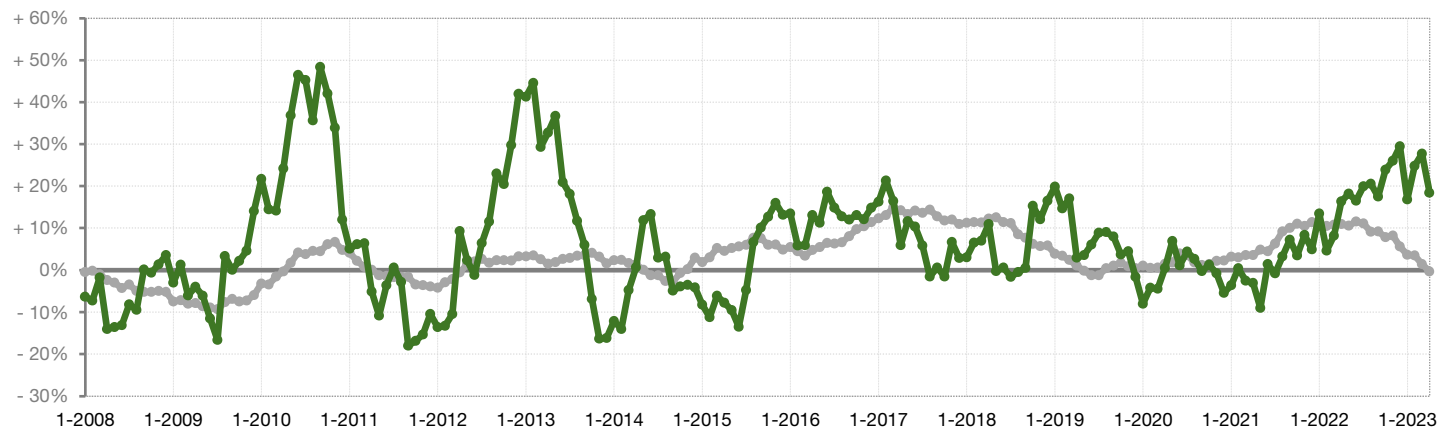
Year to Date

■ Thru 4-2022
■ Thru 4-2023



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

All MLS —
The Hills —



**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.