

Local Market Update through April 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

- 37.7%

- 27.1%

- 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 | 159 | 99 | - 37.7% | 197 | 126 | - 36.0% |
| Pending Sales | 106 | 87 | - 17.9% | 136 | 103 | - 24.3% |
| Closed Sales | 85 | 62 | - 27.1% | 118 | 77 | - 34.7% |
| Lowest Sale Price* | \$75,000 | \$135,000 | + 80.0% | \$75,000 | \$135,000 | + 80.0% |
| Median Sales Price* | \$625,000 | \$615,000 | - 1.6% | \$629,500 | \$600,000 | - 4.7% |
| Highest Sale Price* | \$1,120,000 | \$1,320,000 | + 17.9% | \$1,120,000 | \$1,320,000 | + 17.9% |
| Percent of Original List Price Received* | 94.6% | 92.1% | - 2.6% | 94.3% | 92.2% | - 2.2% |
| Inventory of Homes for Sale | 110 | 85 | - 22.5% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 3.0 | + 0.4% | -- | -- | -- |

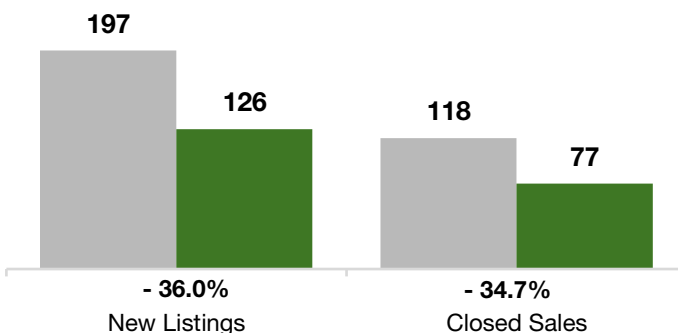
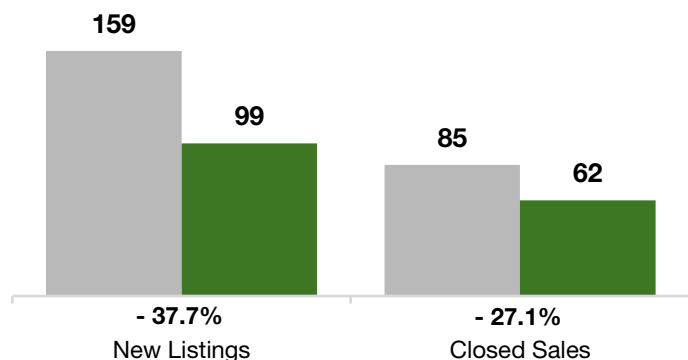
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 4-2022
■ Thru 4-2023

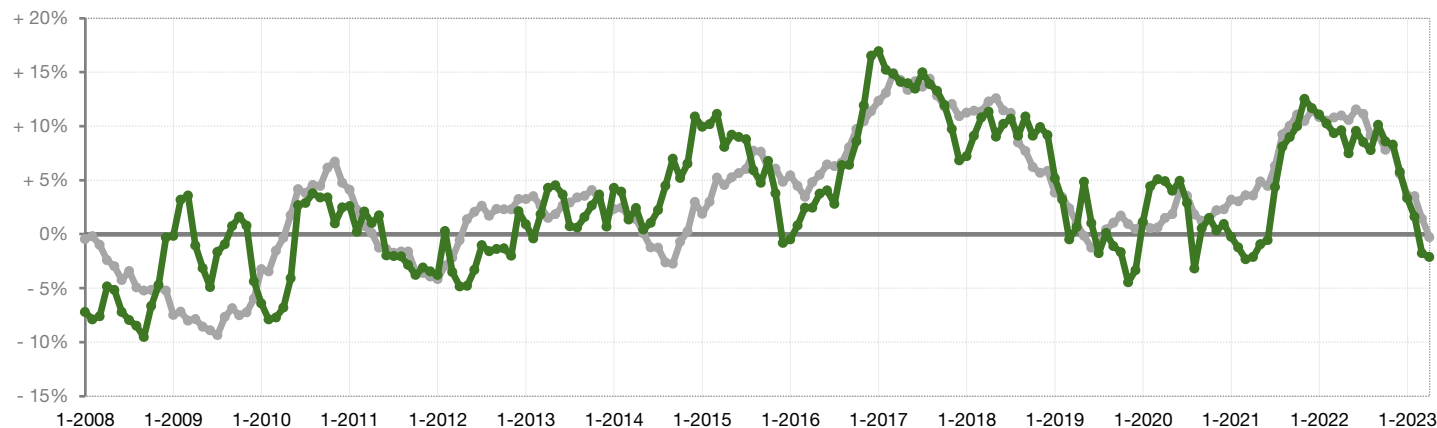
Year to Date

■ Thru 4-2022
■ Thru 4-2023



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

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