

# Local Market Update through May 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

**- 17.0%**

Year-Over-Year Change in New Listings

**- 27.8%**

Year-Over-Year Change in Closed Sales

**+ 1.5%**

One-Year Change in Median Sales Price\*

### Last 3 Months

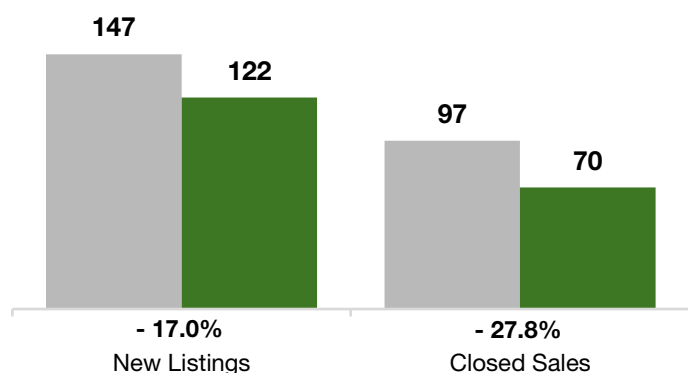
### Year to Date

	Thru 5-2022	Thru 5-2023	+ / -	Thru 5-2022	Thru 5-2023	+ / -
New Listings	147	122	- 17.0%	234	188	- 19.7%
Pending Sales	98	88	- 10.2%	157	133	- 15.3%
Closed Sales	97	70	- 27.8%	160	110	- 31.3%
Lowest Sale Price*	\$170,000	\$135,000	- 20.6%	\$170,000	\$135,000	- 20.6%
Median Sales Price*	\$665,000	\$675,000	+ 1.5%	\$675,000	\$661,500	- 2.0%
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*	97.5%	94.2%	- 3.4%	97.2%	93.8%	- 3.5%
Inventory of Homes for Sale	136	103	- 24.4%	--	--	--
Months Supply of Inventory	4.0	4.1	+ 2.7%	--	--	--

\* 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.

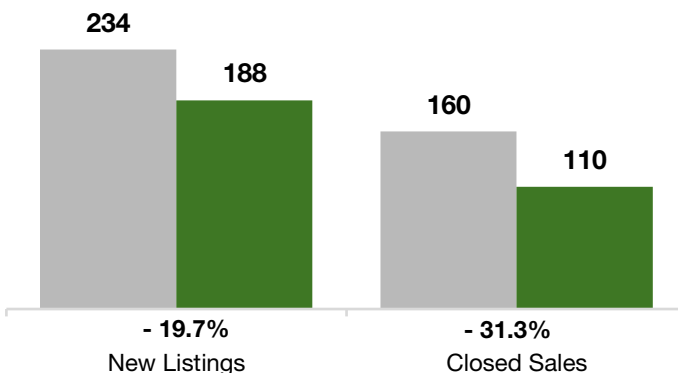
### Last 3 Months

■ Thru 5-2022  
■ Thru 5-2023



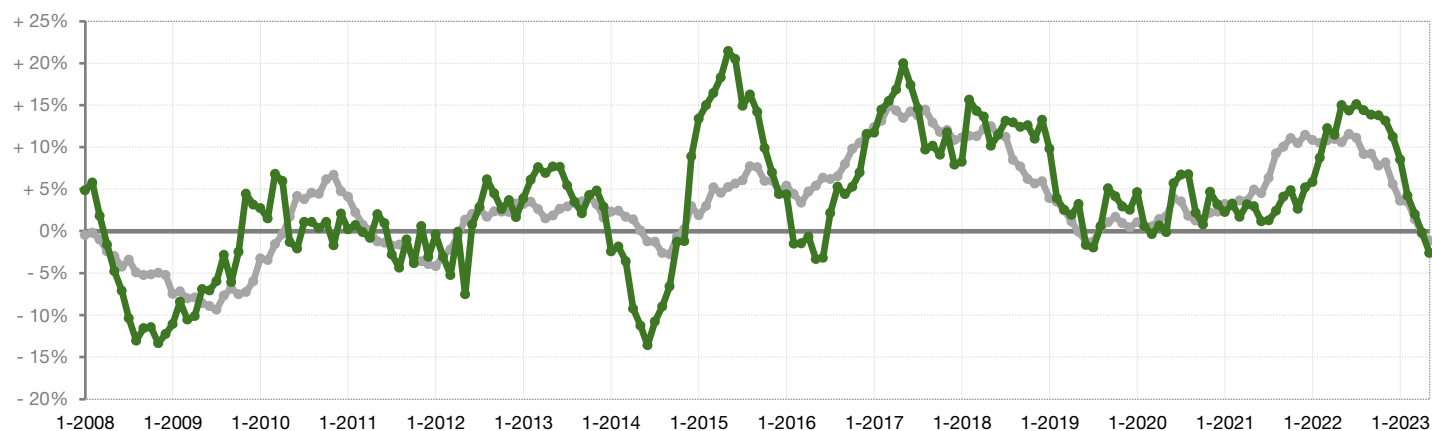
### Year to Date

■ Thru 5-2022  
■ Thru 5-2023



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