

Local Market Update through May 2023

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



Greater St. George

Includes data from Ft Wadsworth, Concord, Shore Acres, Rosebank, Clifton, Stapleton, Thomkinsville, St George, Ward Hill, Park Hill and Grymes Hill

- 21.1%

Year-Over-Year Change in
New Listings

- 27.9%

Year-Over-Year Change in
Closed Sales

- 10.0%

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	180	142	- 21.1%	272	226	- 16.9%
Pending Sales	100	113	+ 13.0%	157	163	+ 3.8%
Closed Sales	104	75	- 27.9%	176	105	- 40.3%
Lowest Sale Price*	\$135,000	\$160,000	+ 18.5%	\$135,000	\$145,000	+ 7.4%
Median Sales Price*	\$550,000	\$495,000	- 10.0%	\$540,000	\$499,000	- 7.6%
Highest Sale Price*	\$1,423,800	\$1,254,500	- 11.9%	\$2,000,000	\$1,254,500	- 37.3%
Percent of Original List Price Received*	95.7%	91.3%	- 4.6%	95.1%	90.9%	- 4.3%
Inventory of Homes for Sale	196	159	- 18.7%	--	--	--
Months Supply of Inventory	5.5	5.9	+ 6.4%	--	--	--

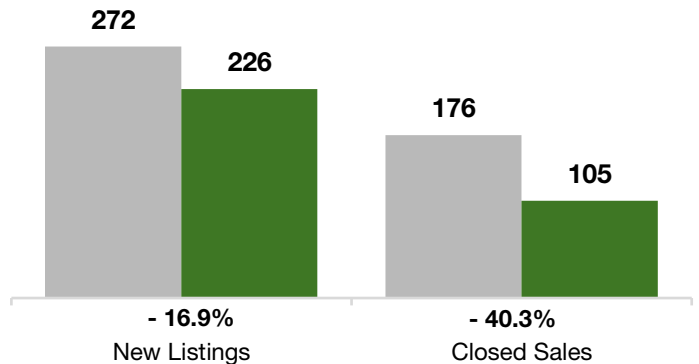
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 5-2022
■ Thru 5-2023

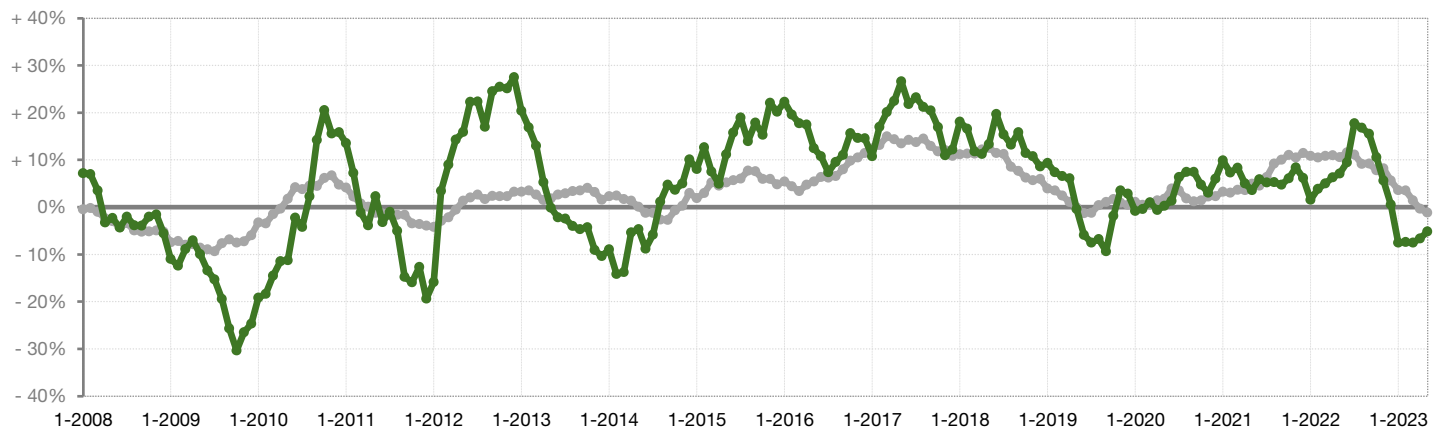
Year to Date

■ Thru 5-2022
■ Thru 5-2023



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

All MLS —
Greater St. George —



**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.