

# Local Market Update through May 2023

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



## Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

**- 17.0%**

Year-Over-Year Change in New Listings

**- 20.0%**

Year-Over-Year Change in Closed Sales

**- 15.7%**

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	223	185	- 17.0%	307	256	- 16.6%
Pending Sales	138	124	- 10.1%	207	192	- 7.2%
Closed Sales	115	92	- 20.0%	208	150	- 27.9%
Lowest Sale Price*	\$242,000	\$190,000	- 21.5%	\$215,000	\$190,000	- 11.6%
Median Sales Price*	\$663,999	\$560,000	- 15.7%	\$637,500	\$620,000	- 2.7%
Highest Sale Price*	\$1,202,888	\$999,000	- 16.9%	\$1,370,000	\$1,280,000	- 6.6%
Percent of Original List Price Received*	99.8%	94.1%	- 5.7%	99.4%	94.2%	- 5.2%
Inventory of Homes for Sale	145	134	- 7.6%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 11.9%	--	--	--

\* 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.

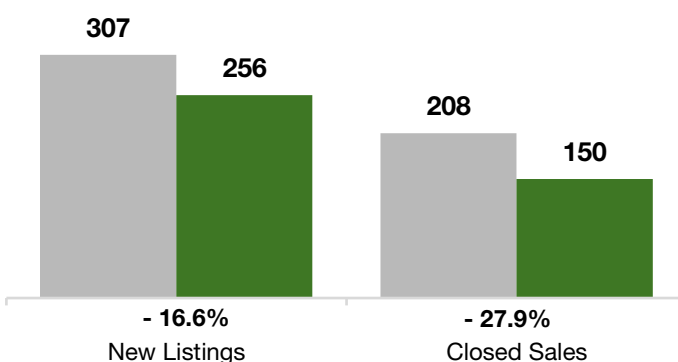
### Last 3 Months

■ Thru 5-2022  
■ Thru 5-2023



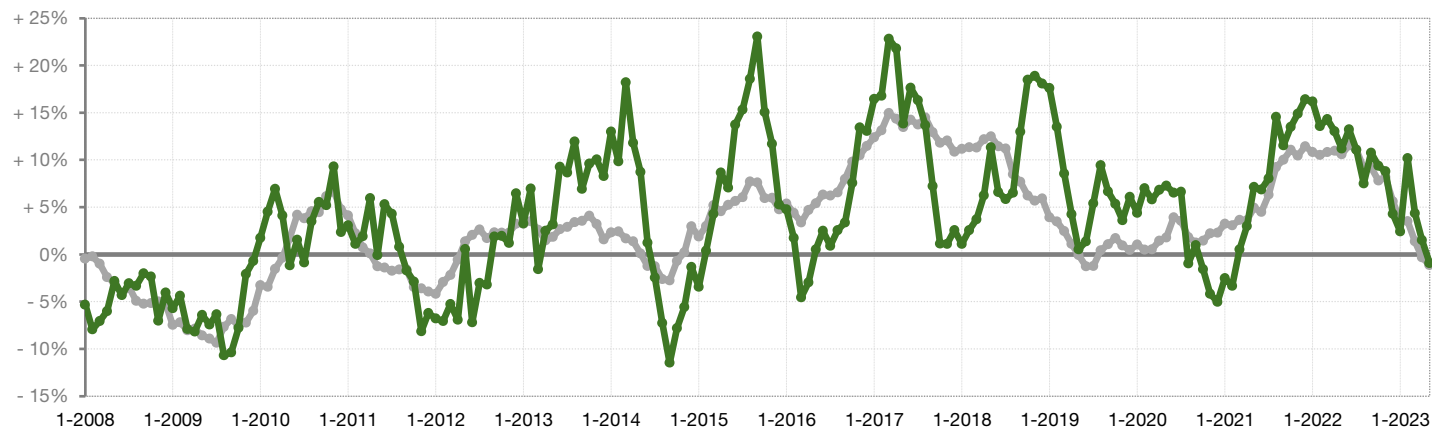
### Year to Date

■ Thru 5-2022  
■ Thru 5-2023



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

— All MLS  
— Heartland



\*\*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.