

Local Market Update through May 2023

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

- 33.3%

- 32.3%

- 1.9%

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 5-2022	Thru 5-2023	+ / -	Thru 5-2022	Thru 5-2023	+ / -
New Listings	255	170	- 33.3%	365	296	- 18.9%
Pending Sales	171	154	- 9.9%	240	203	- 15.4%
Closed Sales	133	90	- 32.3%	238	153	- 35.7%
Lowest Sale Price*	\$172,500	\$185,000	+ 7.2%	\$172,500	\$123,000	- 28.7%
Median Sales Price*	\$520,000	\$510,000	- 1.9%	\$520,000	\$510,000	- 1.9%
Highest Sale Price*	\$1,019,888	\$1,180,000	+ 15.7%	\$1,250,000	\$1,180,000	- 5.6%
Percent of Original List Price Received*	97.3%	94.7%	- 2.7%	97.0%	94.1%	- 3.1%
Inventory of Homes for Sale	207	187	- 9.5%	--	--	--
Months Supply of Inventory	4.2	4.9	+ 15.4%	--	--	--

* 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.

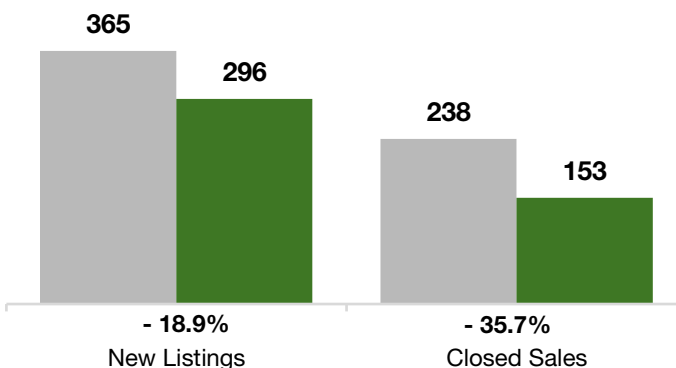
Last 3 Months

■ Thru 5-2022
■ Thru 5-2023

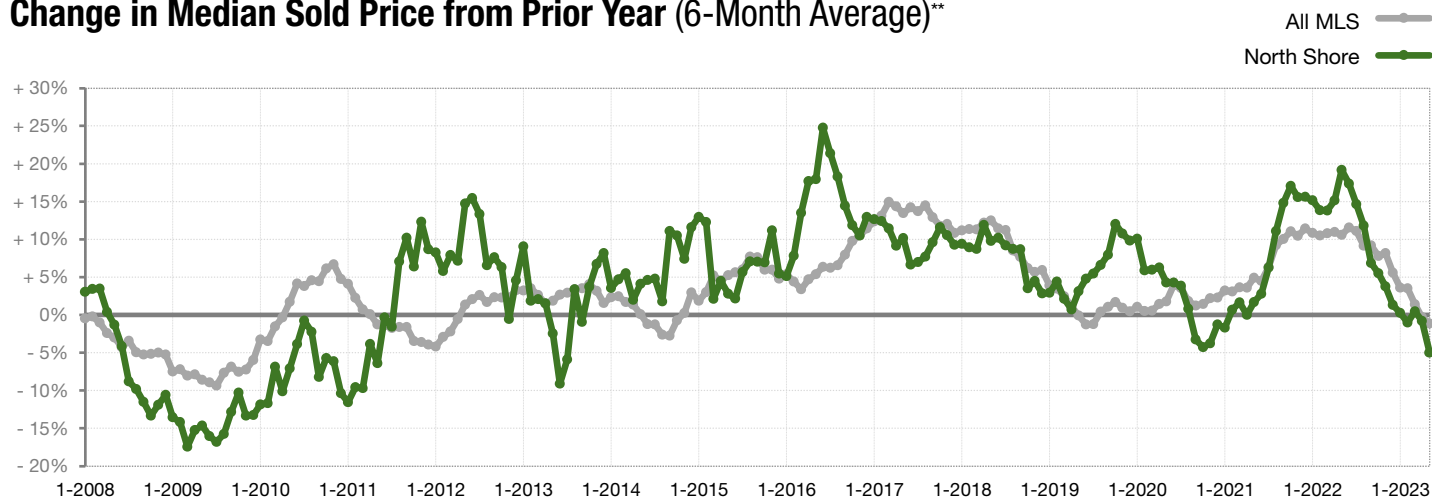


Year to Date

■ Thru 5-2022
■ Thru 5-2023



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



**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.