

Local Market Update through May 2023

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



South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

- 32.1%

Year-Over-Year Change in New Listings

- 35.9%

Year-Over-Year Change in Closed Sales

+ 2.7%

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	346	235	- 32.1%	546	382	- 30.0%
Pending Sales	263	206	- 21.7%	415	292	- 29.6%
Closed Sales	248	159	- 35.9%	419	230	- 45.1%
Lowest Sale Price*	\$370,000	\$280,000	- 24.3%	\$340,000	\$280,000	- 17.6%
Median Sales Price*	\$681,500	\$700,000	+ 2.7%	\$698,000	\$705,000	+ 1.0%
Highest Sale Price*	\$2,050,000	\$1,475,000	- 28.0%	\$2,300,000	\$2,525,000	+ 9.8%
Percent of Original List Price Received*	98.5%	95.4%	- 3.2%	98.0%	94.1%	- 3.9%
Inventory of Homes for Sale	243	211	- 13.2%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.7%	--	--	--

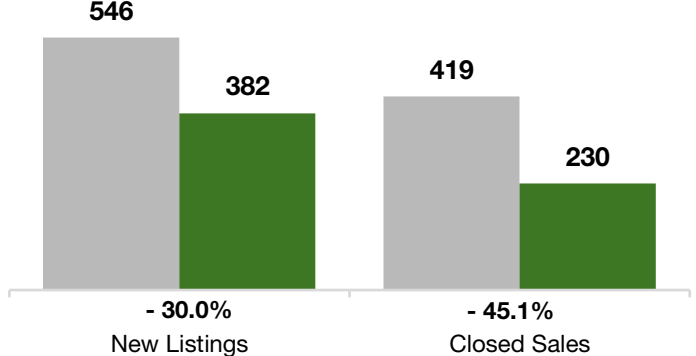
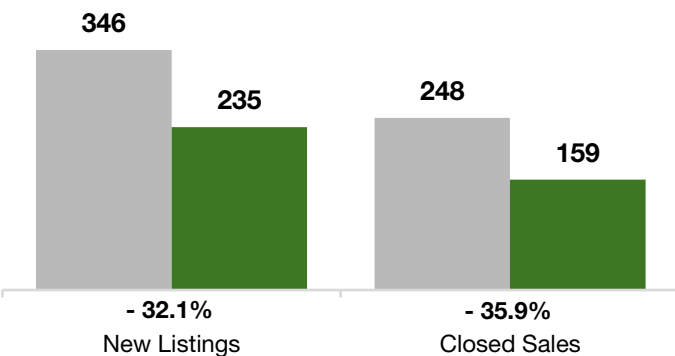
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 5-2022
■ Thru 5-2023

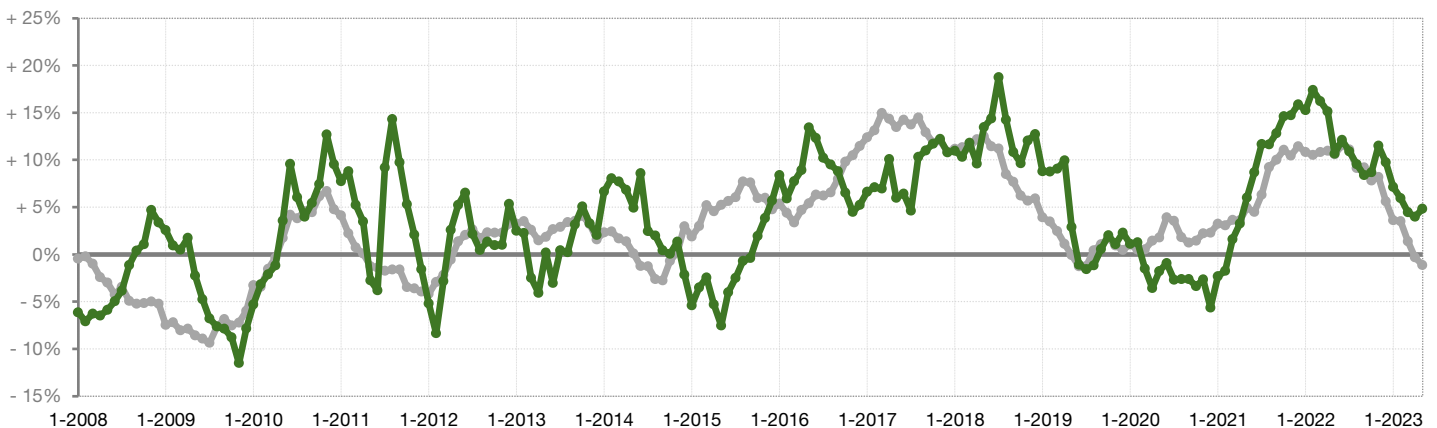
Year to Date

■ Thru 5-2022
■ Thru 5-2023



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

All MLS —
South 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.