

# Local Market Update through May 2023

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



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**- 13.0%**

Year-Over-Year Change in New Listings

**- 16.7%**

Year-Over-Year Change in Closed Sales

**- 4.4%**

One-Year Change in Median Sales Price\*

### Last 3 Months

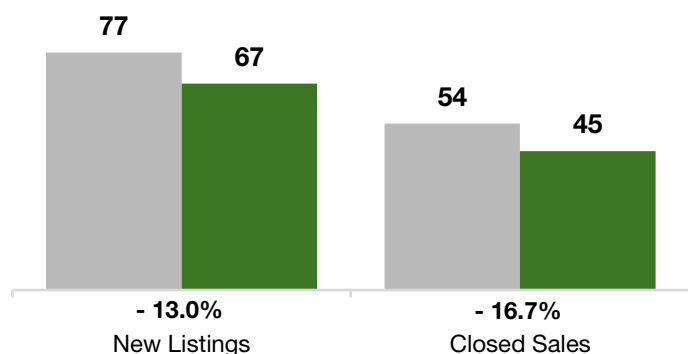
### Year to Date

	Thru 5-2022	Thru 5-2023	+ / -	Thru 5-2022	Thru 5-2023	+ / -
New Listings	77	67	- 13.0%	122	105	- 13.9%
Pending Sales	56	43	- 23.2%	89	66	- 25.8%
Closed Sales	54	45	- 16.7%	84	71	- 15.5%
Lowest Sale Price*	\$399,999	<b>\$450,000</b>	+ 12.5%	\$399,999	<b>\$310,000</b>	- 22.5%
Median Sales Price*	\$967,500	<b>\$925,000</b>	- 4.4%	\$955,000	<b>\$999,999</b>	+ 4.7%
Highest Sale Price*	\$2,630,000	<b>\$2,395,000</b>	- 8.9%	\$2,950,000	<b>\$2,395,000</b>	- 18.8%
Percent of Original List Price Received*	96.4%	<b>92.8%</b>	- 3.7%	94.6%	<b>92.6%</b>	- 2.2%
Inventory of Homes for Sale	97	86	- 11.0%	--	--	--
Months Supply of Inventory	5.3	5.8	+ 8.5%	--	--	--

\* 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.

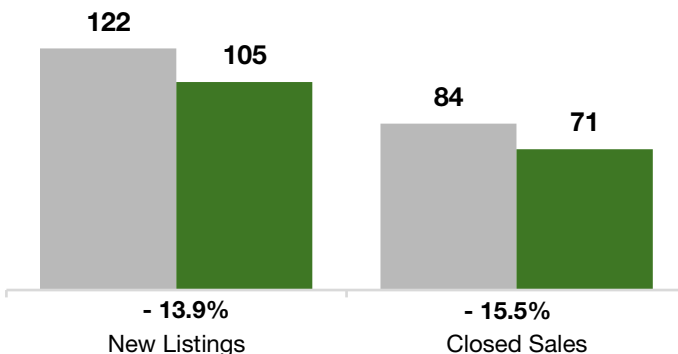
### Last 3 Months

■ Thru 5-2022  
■ Thru 5-2023



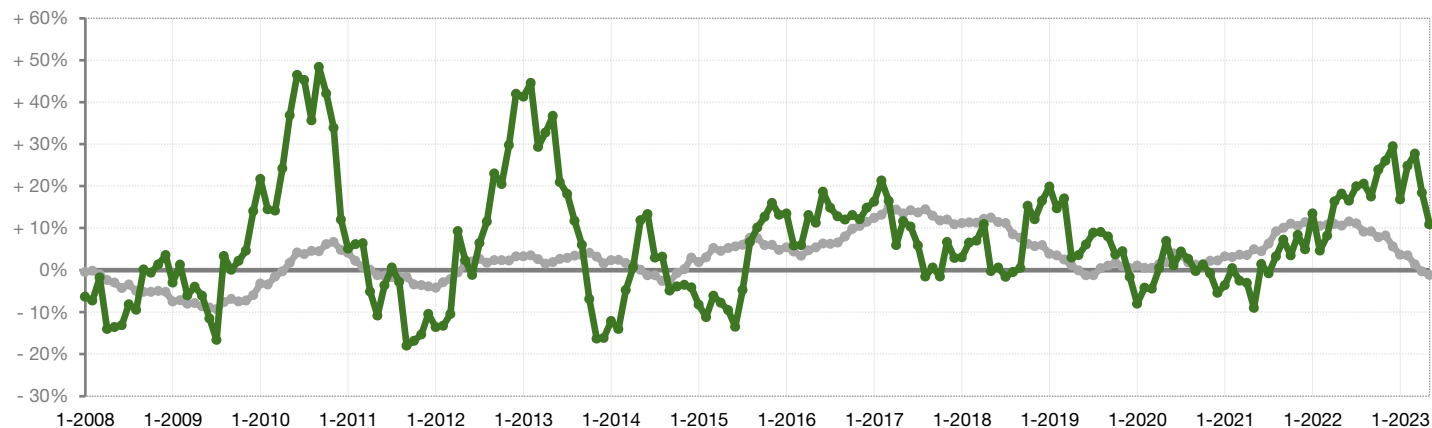
### Year to Date

■ Thru 5-2022  
■ Thru 5-2023



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

All MLS —  
The Hills —



\*\*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.