

Local Market Update through May 2023

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

- 40.3%

- 23.9%

+ 5.4%

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	176	105	- 40.3%	257	161	- 37.4%
Pending Sales	116	87	- 25.0%	175	129	- 26.3%
Closed Sales	92	70	- 23.9%	150	101	- 32.7%
Lowest Sale Price*	\$105,000	\$145,000	+ 38.1%	\$75,000	\$135,000	+ 80.0%
Median Sales Price*	\$627,000	\$661,000	+ 5.4%	\$630,000	\$628,000	- 0.3%
Highest Sale Price*	\$1,190,000	\$1,320,000	+ 10.9%	\$1,190,000	\$1,320,000	+ 10.9%
Percent of Original List Price Received*	96.0%	93.4%	- 2.7%	95.5%	93.0%	- 2.5%
Inventory of Homes for Sale	122	88	- 28.1%	--	--	--
Months Supply of Inventory	3.4	3.2	- 5.0%	--	--	--

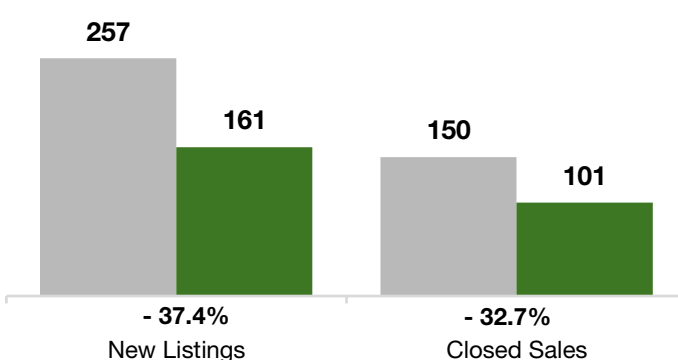
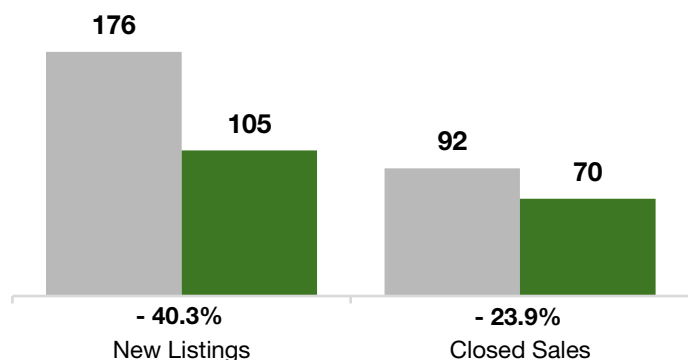
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 5-2022
■ Thru 5-2023

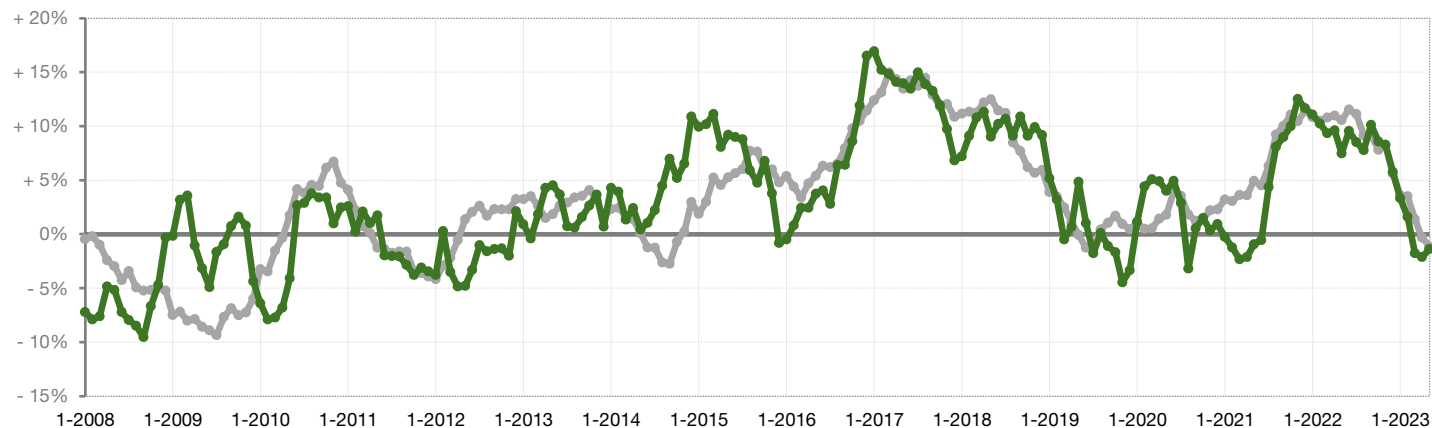
Year to Date

■ Thru 5-2022
■ Thru 5-2023



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

All MLS —
The Lakes —



**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.