

# Local Market Update through June 2023

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



## East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

**- 43.0%**

Year-Over-Year Change in New Listings

**- 21.3%**

Year-Over-Year Change in Closed Sales

**- 4.0%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 6-2022	Thru 6-2023	+ / -	Thru 6-2022	Thru 6-2023	+ / -
New Listings	149	85	- 43.0%	287	211	- 26.5%
Pending Sales	91	80	- 12.1%	186	163	- 12.4%
Closed Sales	89	70	- 21.3%	193	137	- 29.0%
Lowest Sale Price*	\$170,000	<b>\$135,000</b>	- 20.6%	\$170,000	<b>\$135,000</b>	- 20.6%
Median Sales Price*	\$680,000	<b>\$652,500</b>	- 4.0%	\$670,000	<b>\$660,000</b>	- 1.5%
Highest Sale Price*	\$2,630,000	<b>\$1,350,000</b>	- 48.7%	\$2,630,000	<b>\$1,650,000</b>	- 37.3%
Percent of Original List Price Received*	97.9%	<b>94.8%</b>	- 3.2%	97.5%	<b>94.1%</b>	- 3.5%
Inventory of Homes for Sale	148	94	- 36.6%	--	--	--
Months Supply of Inventory	4.4	3.8	- 14.1%	--	--	--

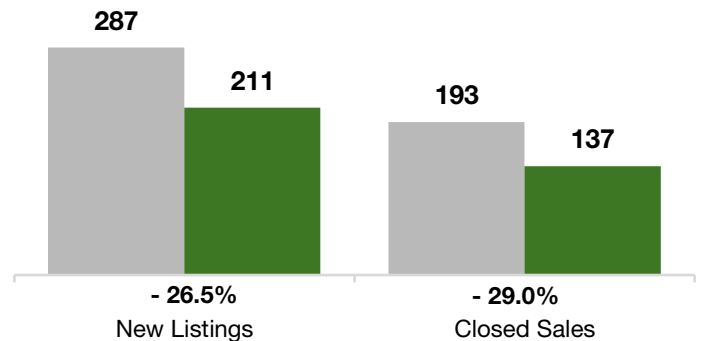
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 6-2022  
■ Thru 6-2023

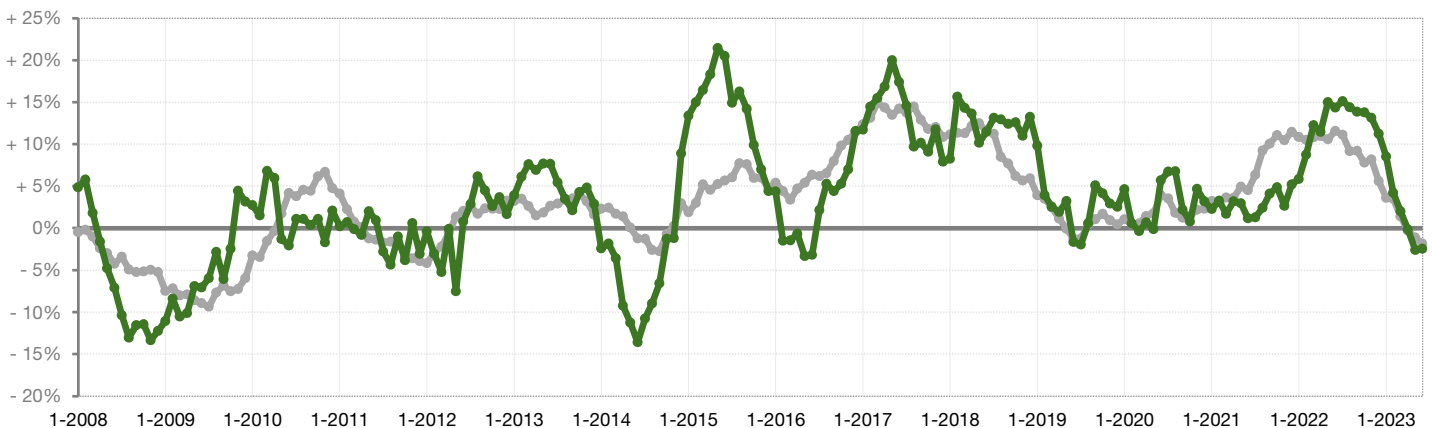
### Year to Date

■ Thru 6-2022  
■ Thru 6-2023



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

All MLS —  
East 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 July 5, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.