

Local Market Update through June 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

- 32.7%

- 23.9%

- 2.0%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

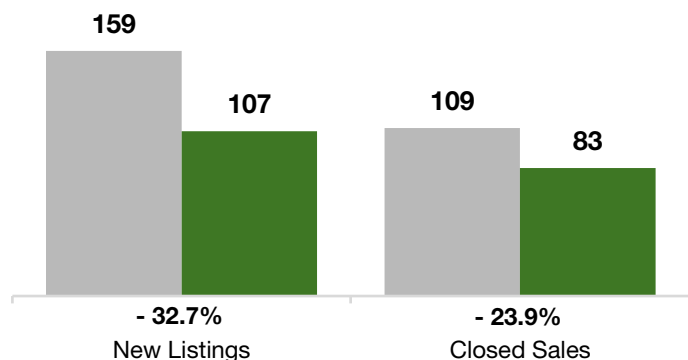
Year to Date

	Thru 6-2022	Thru 6-2023	+ / -	Thru 6-2022	Thru 6-2023	+ / -
New Listings	159	107	- 32.7%	304	199	- 34.5%
Pending Sales	109	89	- 18.3%	208	162	- 22.1%
Closed Sales	109	83	- 23.9%	202	133	- 34.2%
Lowest Sale Price*	\$105,000	\$145,000	+ 38.1%	\$75,000	\$135,000	+ 80.0%
Median Sales Price*	\$699,000	\$685,000	- 2.0%	\$675,000	\$647,000	- 4.1%
Highest Sale Price*	\$1,570,000	\$1,300,000	- 17.2%	\$1,570,000	\$1,320,000	- 15.9%
Percent of Original List Price Received*	98.3%	93.6%	- 4.8%	96.2%	93.0%	- 3.3%
Inventory of Homes for Sale	130	92	- 29.3%	--	--	--
Months Supply of Inventory	3.7	3.4	- 6.1%	--	--	--

* 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



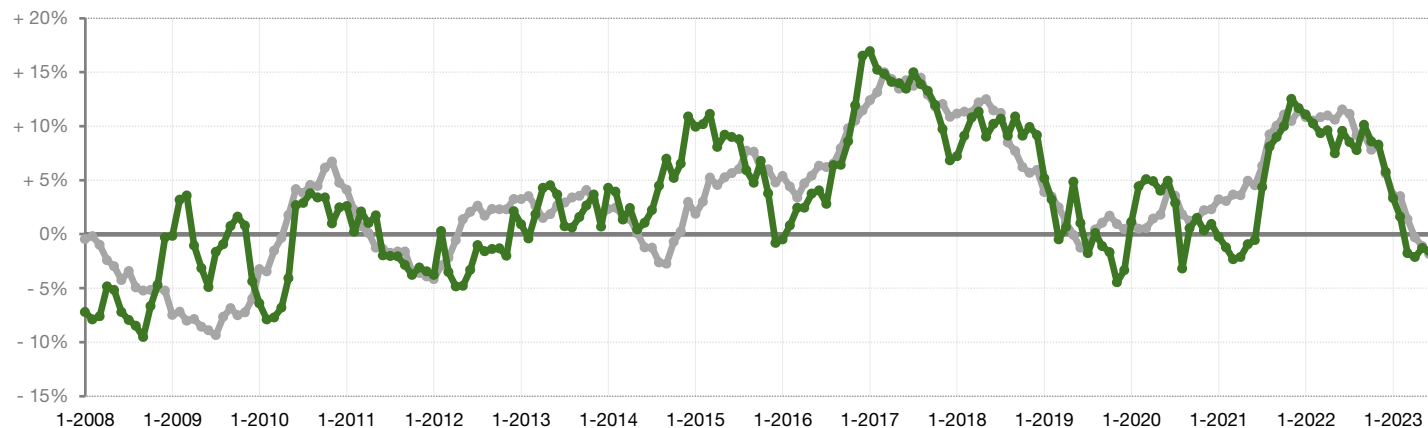
Year to Date

■ Thru 6-2022
■ Thru 6-2023



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

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