

Local Market Update through July 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

- 39.6%

Year-Over-Year Change in New Listings

- 12.4%

Year-Over-Year Change in Closed Sales

- 3.5%

One-Year Change in Median Sales Price*

Last 3 Months

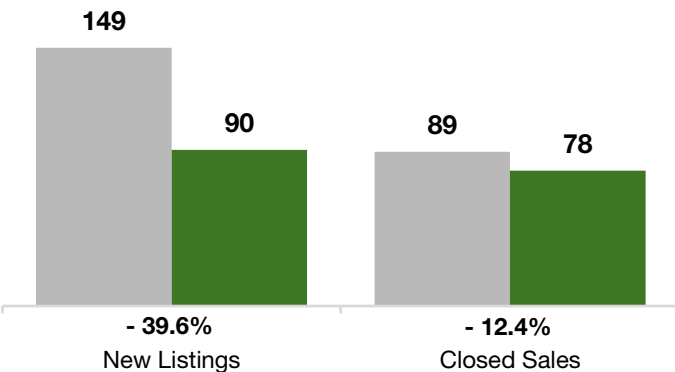
Year to Date

	Thru 7-2022	Thru 7-2023	+ / -	Thru 7-2022	Thru 7-2023	+ / -
New Listings	149	90	- 39.6%	331	253	- 23.6%
Pending Sales	81	72	- 11.1%	212	178	- 16.0%
Closed Sales	89	78	- 12.4%	227	164	- 27.8%
Lowest Sale Price*	\$170,000	\$185,000	+ 8.8%	\$170,000	\$135,000	- 20.6%
Median Sales Price*	\$699,000	\$674,500	- 3.5%	\$680,000	\$667,500	- 1.8%
Highest Sale Price*	\$1,650,000	\$1,655,000	+ 0.3%	\$2,630,000	\$1,655,000	- 37.1%
Percent of Original List Price Received*	98.6%	95.7%	- 2.9%	97.7%	94.7%	- 3.0%
Inventory of Homes for Sale	158	89	- 44.0%	--	--	--
Months Supply of Inventory	4.9	3.6	- 25.0%	--	--	--

* 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.

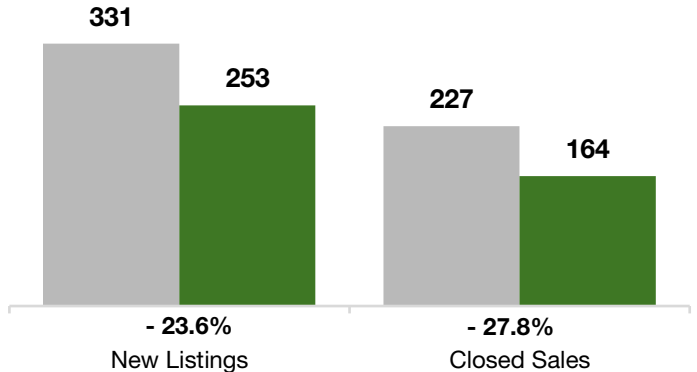
Last 3 Months

■ Thru 7-2022
■ Thru 7-2023



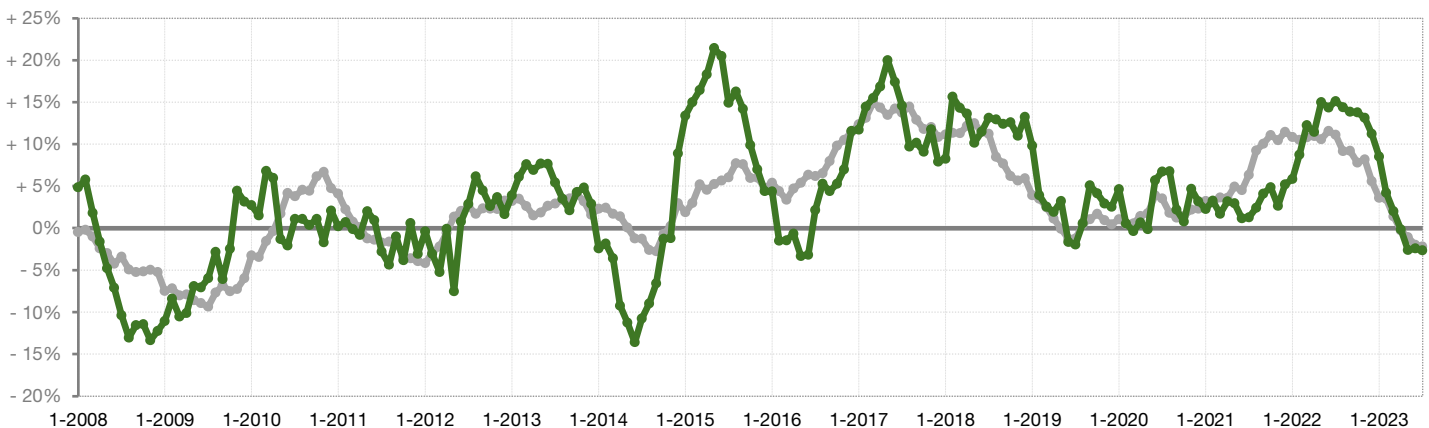
Year to Date

■ Thru 7-2022
■ Thru 7-2023



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