

Local Market Update through July 2023

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



Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

- 17.6%

- 10.3%

- 3.5%

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 7-2022	Thru 7-2023	+ / -	Thru 7-2022	Thru 7-2023	+ / -
New Listings	204	168	- 17.6%	437	358	- 18.1%
Pending Sales	139	118	- 15.1%	293	267	- 8.9%
Closed Sales	136	122	- 10.3%	309	239	- 22.7%
Lowest Sale Price*	\$250,000	\$240,000	- 4.0%	\$215,000	\$190,000	- 11.6%
Median Sales Price*	\$690,000	\$665,750	- 3.5%	\$663,999	\$650,000	- 2.1%
Highest Sale Price*	\$1,400,000	\$1,375,000	- 1.8%	\$1,400,000	\$1,375,000	- 1.8%
Percent of Original List Price Received*	100.4%	95.6%	- 4.8%	99.6%	94.7%	- 4.9%
Inventory of Homes for Sale	170	147	- 13.9%	--	--	--
Months Supply of Inventory	3.8	3.9	+ 2.8%	--	--	--

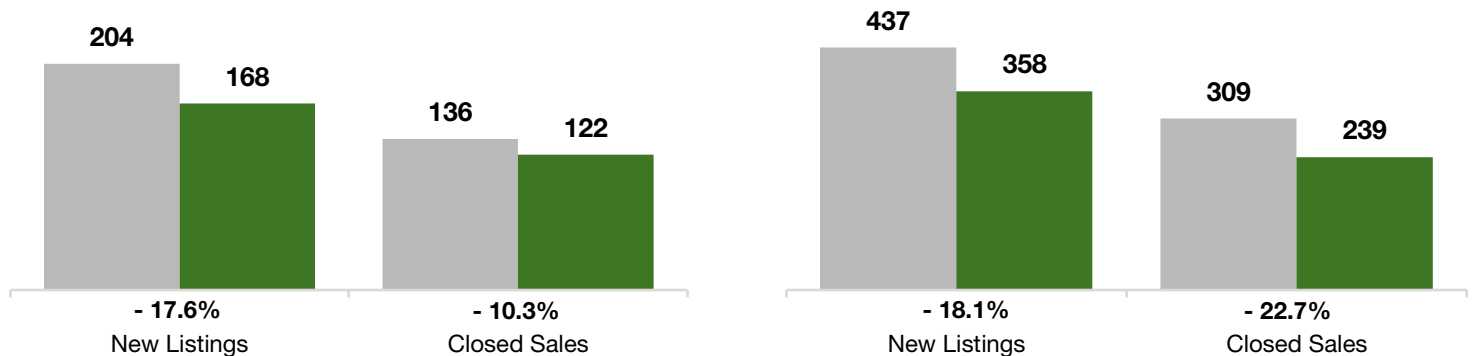
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 7-2022
■ Thru 7-2023

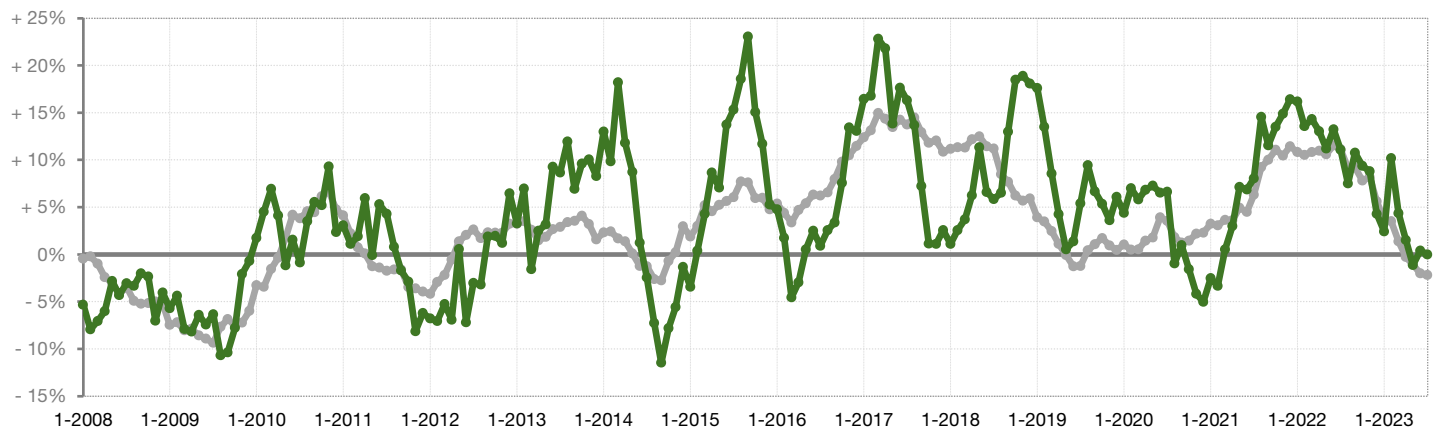
Year to Date

■ Thru 7-2022
■ Thru 7-2023



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

All MLS —
Heartland —



**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.