

Local Market Update through July 2023

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

- 36.1%

- 19.1%

- 1.8%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

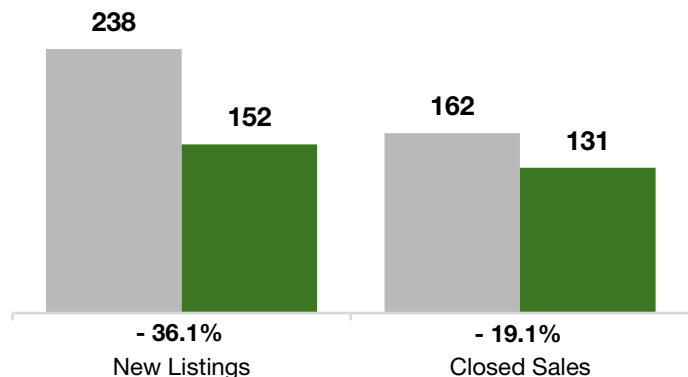
Year to Date

	Thru 7-2022	Thru 7-2023	+ / -	Thru 7-2022	Thru 7-2023	+ / -
New Listings	238	152	- 36.1%	516	398	- 22.9%
Pending Sales	128	127	- 0.8%	318	272	- 14.5%
Closed Sales	162	131	- 19.1%	357	238	- 33.3%
Lowest Sale Price*	\$172,500	\$185,000	+ 7.2%	\$172,500	\$123,000	- 28.7%
Median Sales Price*	\$555,000	\$545,000	- 1.8%	\$540,000	\$528,500	- 2.1%
Highest Sale Price*	\$1,200,000	\$1,200,000	0.0%	\$1,250,000	\$1,200,000	- 4.0%
Percent of Original List Price Received*	98.7%	96.1%	- 2.6%	97.6%	94.9%	- 2.8%
Inventory of Homes for Sale	242	172	- 28.8%	--	--	--
Months Supply of Inventory	5.0	4.6	- 7.5%	--	--	--

* 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.

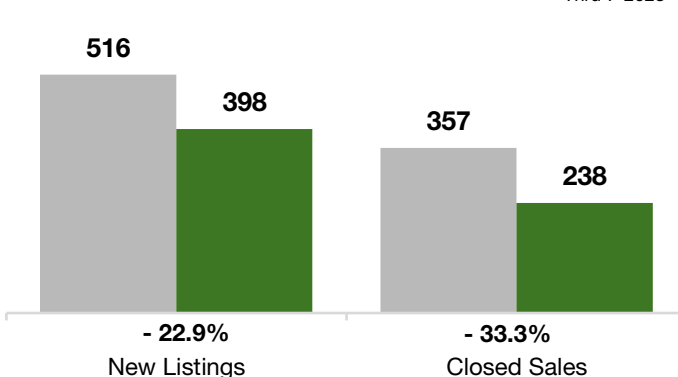
Last 3 Months

■ Thru 7-2022
■ Thru 7-2023



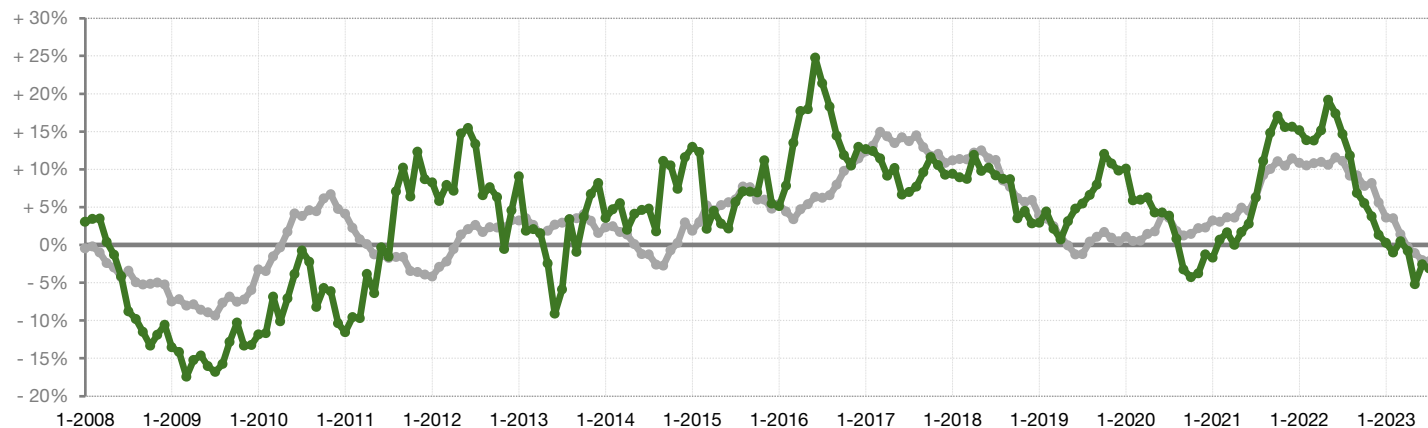
Year to Date

■ Thru 7-2022
■ Thru 7-2023



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

All MLS —
North 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.