

Local Market Update through July 2023

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



South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

- 20.5%

Year-Over-Year Change in New Listings

- 30.0%

Year-Over-Year Change in Closed Sales

+ 1.7%

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	322	256	- 20.5%	764	564	- 26.2%
Pending Sales	206	182	- 11.7%	541	397	- 26.6%
Closed Sales	257	180	- 30.0%	591	345	- 41.6%
Lowest Sale Price*	\$252,250	\$205,000	- 18.7%	\$252,250	\$205,000	- 18.7%
Median Sales Price*	\$715,000	\$727,250	+ 1.7%	\$715,000	\$725,000	+ 1.4%
Highest Sale Price*	\$3,050,000	\$1,450,000	- 52.5%	\$3,050,000	\$2,525,000	- 17.2%
Percent of Original List Price Received*	99.6%	94.8%	- 4.8%	98.5%	94.4%	- 4.1%
Inventory of Homes for Sale	285	217	- 23.7%	--	--	--
Months Supply of Inventory	3.4	4.0	+ 18.5%	--	--	--

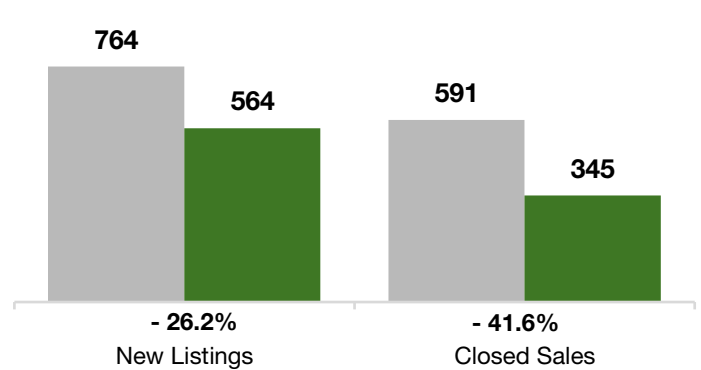
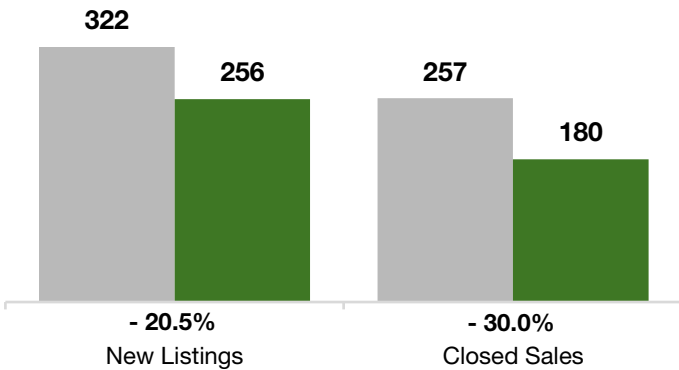
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 7-2022
■ Thru 7-2023

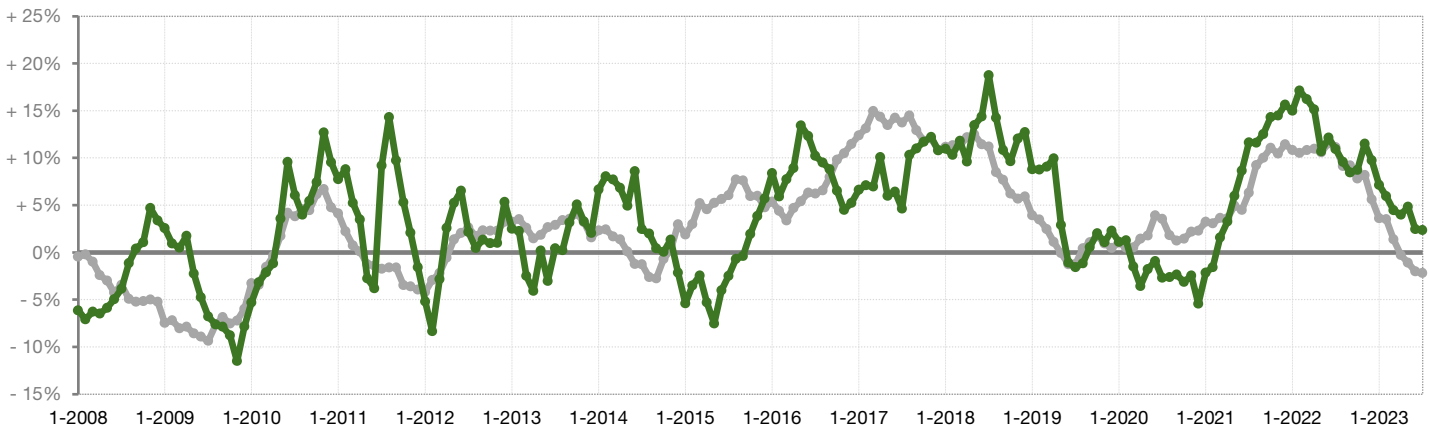
Year to Date

■ Thru 7-2022
■ Thru 7-2023



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

All MLS —
South 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.