

Local Market Update through July 2023

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



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

- 41.7%

Year-Over-Year Change in New Listings

- 22.2%

Year-Over-Year Change in Closed Sales

- 12.2%

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	103	60	- 41.7%	195	144	- 26.2%
Pending Sales	60	49	- 18.3%	129	103	- 20.2%
Closed Sales	54	42	- 22.2%	122	92	- 24.6%
Lowest Sale Price*	\$450,000	\$285,000	- 36.7%	\$399,999	\$285,000	- 28.7%
Median Sales Price*	\$925,000	\$812,500	- 12.2%	\$955,000	\$927,500	- 2.9%
Highest Sale Price*	\$3,000,000	\$2,395,000	- 20.2%	\$3,000,000	\$2,395,000	- 20.2%
Percent of Original List Price Received*	96.9%	93.4%	- 3.6%	95.6%	92.8%	- 3.0%
Inventory of Homes for Sale	105	84	- 20.3%	--	--	--
Months Supply of Inventory	5.9	6.0	+ 1.7%	--	--	--

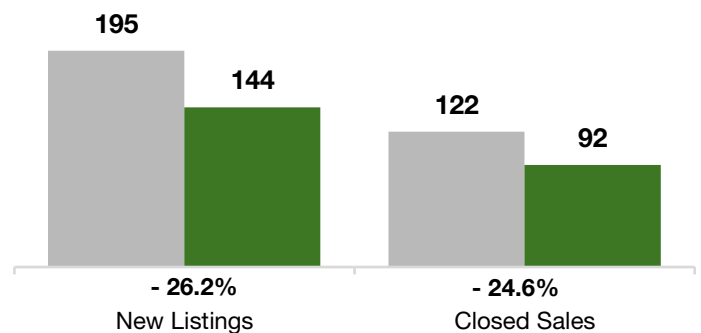
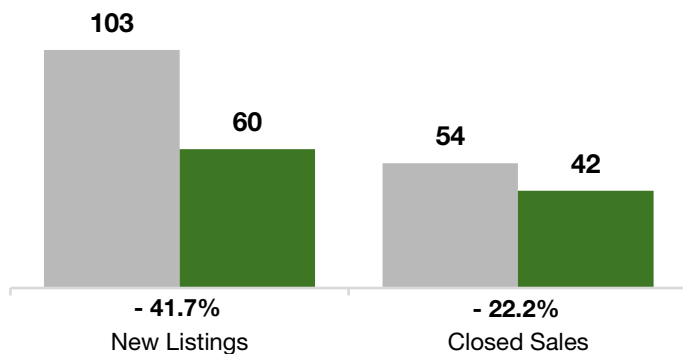
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 7-2022
■ Thru 7-2023

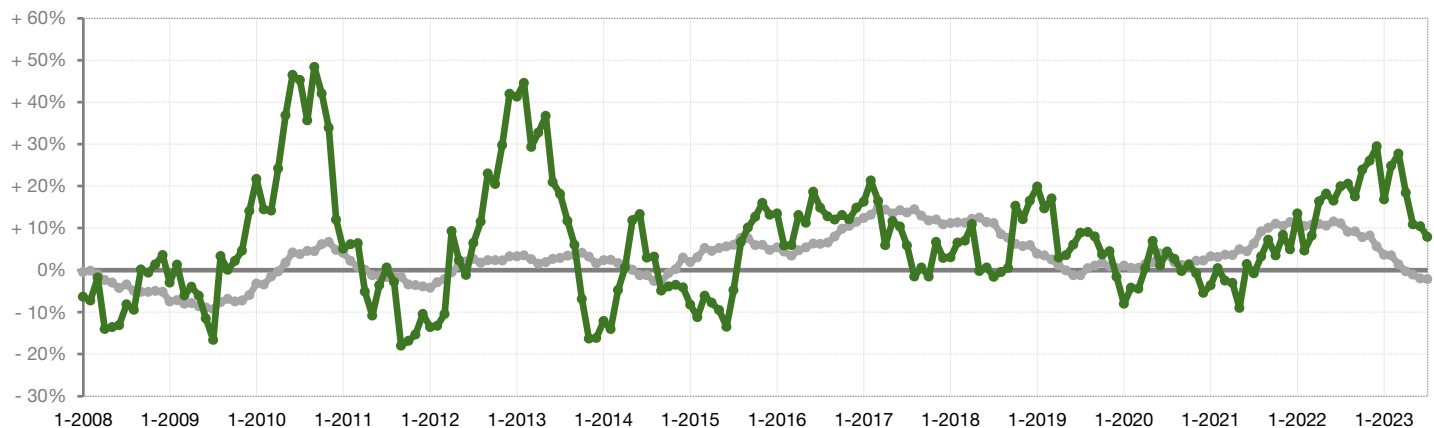
Year to Date

■ Thru 7-2022
■ Thru 7-2023



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

All MLS —
The Hills —



**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.