

Local Market Update through July 2023

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

- 29.0%

- 37.7%

- 2.0%

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	155	110	- 29.0%	352	239	- 32.1%
Pending Sales	106	87	- 17.9%	242	187	- 22.7%
Closed Sales	122	76	- 37.7%	240	154	- 35.8%
Lowest Sale Price*	\$145,000	\$145,000	0.0%	\$75,000	\$135,000	+ 80.0%
Median Sales Price*	\$699,950	\$686,000	- 2.0%	\$675,000	\$652,500	- 3.3%
Highest Sale Price*	\$1,570,000	\$1,300,000	- 17.2%	\$1,570,000	\$1,320,000	- 15.9%
Percent of Original List Price Received*	98.1%	94.2%	- 4.0%	96.2%	93.2%	- 3.2%
Inventory of Homes for Sale	137	94	- 31.6%	--	--	--
Months Supply of Inventory	3.9	3.6	- 7.7%	--	--	--

* 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



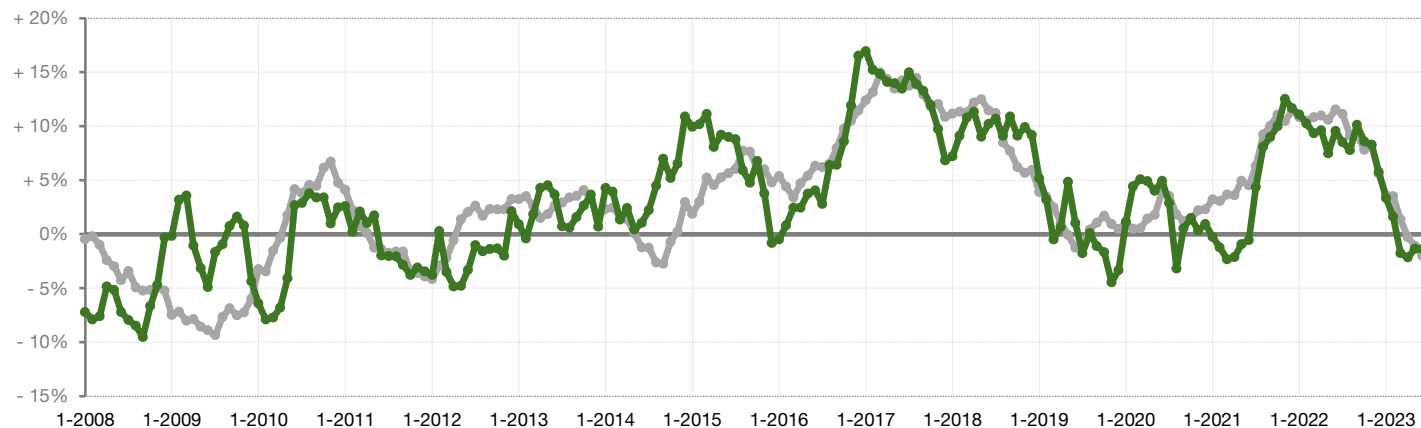
Year to Date

■ Thru 7-2022
■ Thru 7-2023



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

— All MLS
— The Lakes



**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.