

Local Market Update through August 2023

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



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

- 22.6%

- 22.3%

- 4.6%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

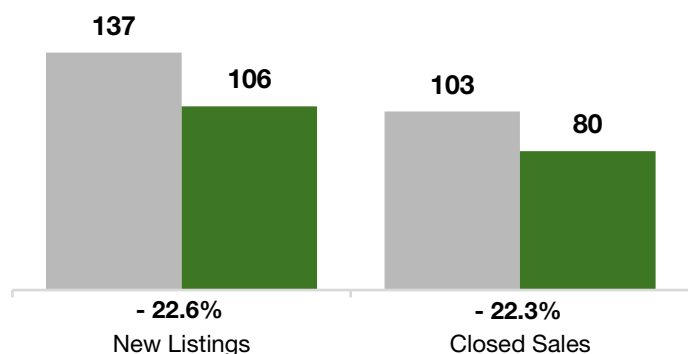
Year to Date

	Thru 8-2022	Thru 8-2023	+ / -	Thru 8-2022	Thru 8-2023	+ / -
New Listings	137	106	- 22.6%	371	297	- 19.9%
Pending Sales	86	66	- 23.3%	243	197	- 18.9%
Closed Sales	103	80	- 22.3%	263	191	- 27.4%
Lowest Sale Price*	\$285,000	\$175,000	- 38.6%	\$170,000	\$135,000	- 20.6%
Median Sales Price*	\$700,000	\$667,500	- 4.6%	\$685,000	\$663,888	- 3.1%
Highest Sale Price*	\$1,650,000	\$1,655,000	+ 0.3%	\$2,630,000	\$1,655,000	- 37.1%
Percent of Original List Price Received*	98.2%	95.5%	- 2.8%	97.6%	94.5%	- 3.1%
Inventory of Homes for Sale	160	93	- 42.0%	--	--	--
Months Supply of Inventory	5.1	3.9	- 22.4%	--	--	--

* 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.

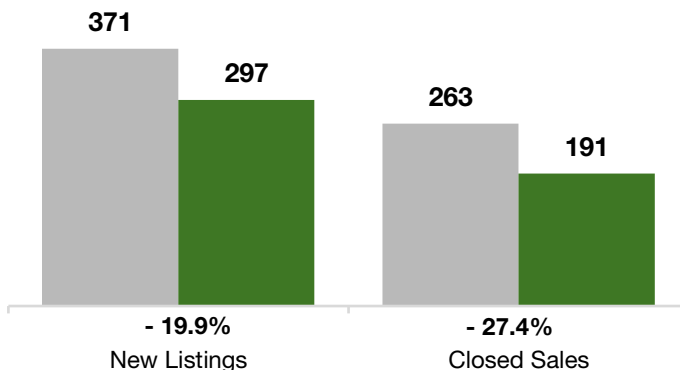
Last 3 Months

■ Thru 8-2022
■ Thru 8-2023



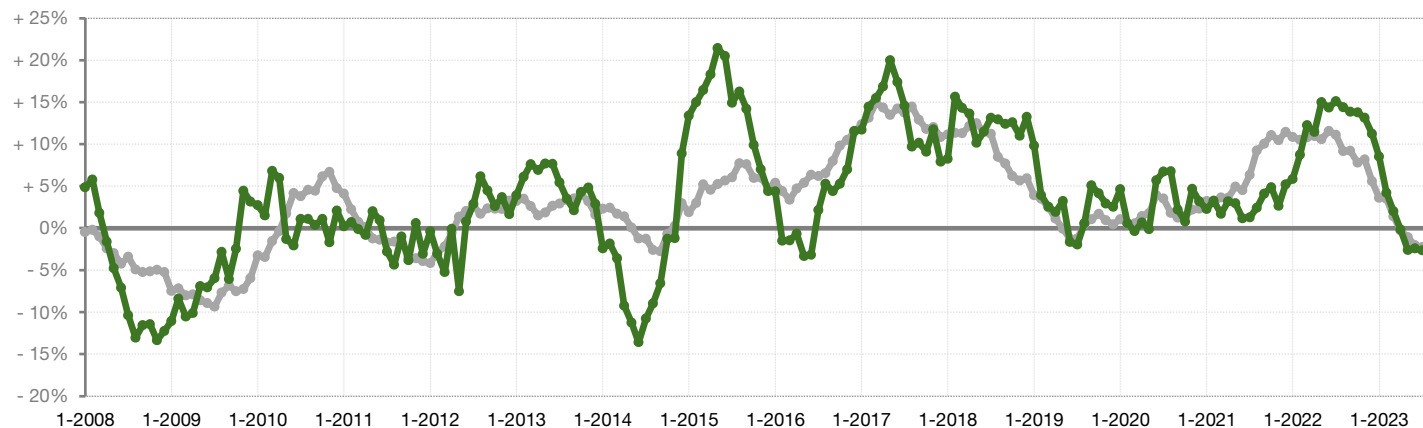
Year to Date

■ Thru 8-2022
■ Thru 8-2023



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

All MLS —
East 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 September 5, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.