

Local Market Update through August 2023

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



Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

- 23.9%

- 14.1%

- 0.4%

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	205	156	- 23.9%	512	417	- 18.6%
Pending Sales	123	118	- 4.1%	330	307	- 7.0%
Closed Sales	149	128	- 14.1%	357	280	- 21.6%
Lowest Sale Price*	\$250,000	\$240,000	- 4.0%	\$215,000	\$190,000	- 11.6%
Median Sales Price*	\$680,000	\$677,500	- 0.4%	\$650,000	\$656,500	+ 1.0%
Highest Sale Price*	\$1,400,000	\$1,375,000	- 1.8%	\$1,400,000	\$1,375,000	- 1.8%
Percent of Original List Price Received*	100.1%	95.8%	- 4.3%	99.7%	94.9%	- 4.8%
Inventory of Homes for Sale	185	144	- 22.0%	--	--	--
Months Supply of Inventory	4.2	3.9	- 8.7%	--	--	--

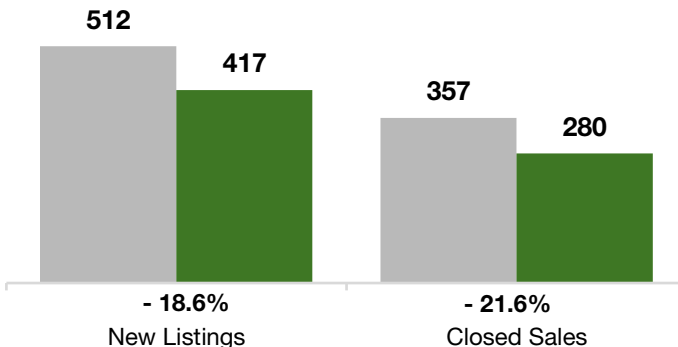
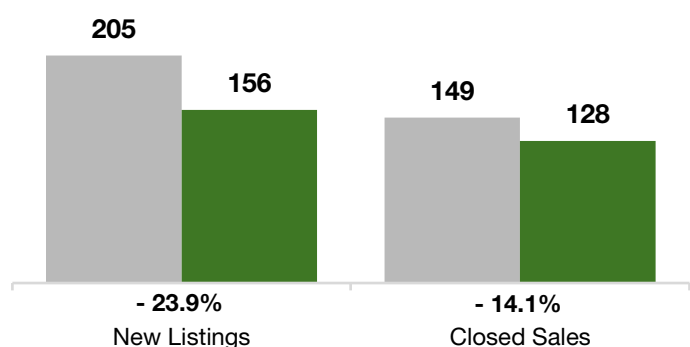
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 8-2022
■ Thru 8-2023

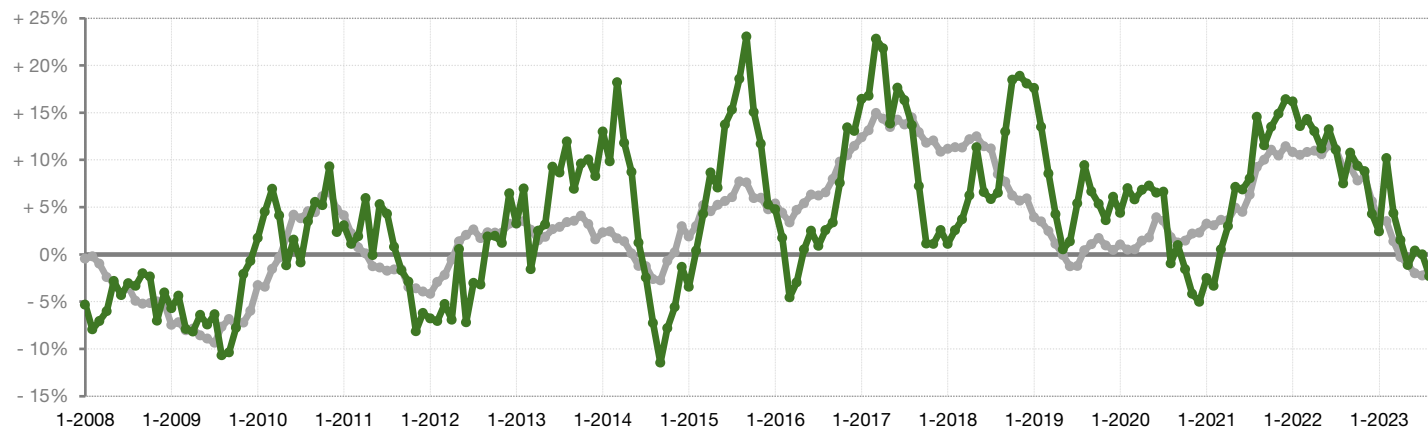
Year to Date

■ Thru 8-2022
■ Thru 8-2023



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

— All MLS
— Heartland



**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.