

Local Market Update through August 2023

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



North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

- 31.2%

Year-Over-Year Change in New Listings

- 20.1%

Year-Over-Year Change in Closed Sales

+ 3.9%

One-Year Change in Median Sales Price*

Last 3 Months

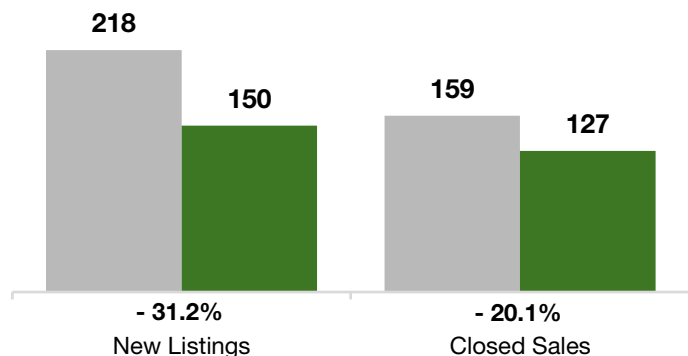
Year to Date

	Thru 8-2022	Thru 8-2023	+ / -	Thru 8-2022	Thru 8-2023	+ / -
New Listings	218	150	- 31.2%	583	447	- 23.3%
Pending Sales	120	118	- 1.7%	359	314	- 12.5%
Closed Sales	159	127	- 20.1%	397	281	- 29.2%
Lowest Sale Price*	\$81,000	\$220,000	+ 171.6%	\$81,000	\$123,000	+ 51.9%
Median Sales Price*	\$545,000	\$566,100	+ 3.9%	\$535,000	\$534,500	- 0.1%
Highest Sale Price*	\$1,200,000	\$1,200,000	0.0%	\$1,250,000	\$1,200,000	- 4.0%
Percent of Original List Price Received*	98.0%	96.0%	- 2.0%	97.4%	95.0%	- 2.5%
Inventory of Homes for Sale	251	167	- 33.7%	--	--	--
Months Supply of Inventory	5.3	4.5	- 15.2%	--	--	--

* 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

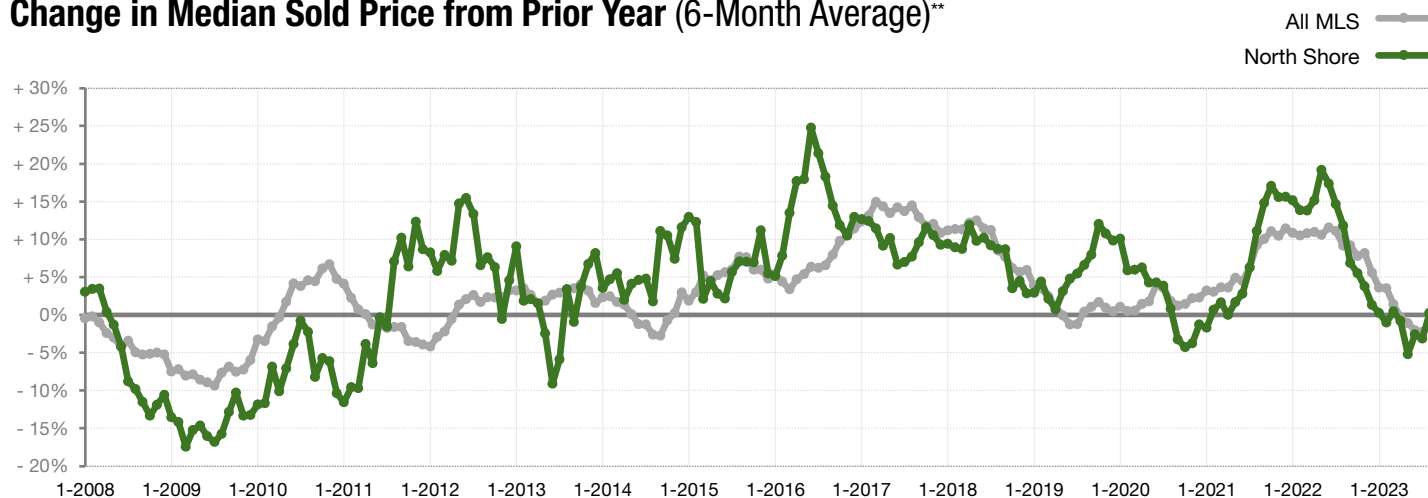


Year to Date

■ Thru 8-2022
■ Thru 8-2023



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



**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.