

Local Market Update through August 2023

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



South Shore

Includes data from Annadale, South East Annadale, Arden Heights, Rossville, Woodrow, Huguenot, Princess Bay, Pleasant Plains, Charleston, Richmond Valley and Tottenville

- 14.2%

Year-Over-Year Change in New Listings

- 25.9%

Year-Over-Year Change in Closed Sales

- 6.4%

One-Year Change in Median Sales Price*

Last 3 Months

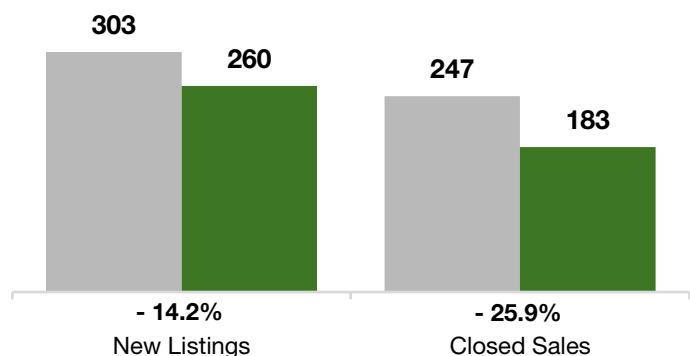
Year to Date

	Thru 8-2022	Thru 8-2023	+ / -	Thru 8-2022	Thru 8-2023	+ / -
New Listings	303	260	- 14.2%	849	645	- 24.0%
Pending Sales	197	173	- 12.2%	612	458	- 25.2%
Closed Sales	247	183	- 25.9%	666	413	- 38.0%
Lowest Sale Price*	\$252,250	\$205,000	- 18.7%	\$252,250	\$205,000	- 18.7%
Median Sales Price*	\$750,000	\$702,000	- 6.4%	\$715,000	\$702,000	- 1.8%
Highest Sale Price*	\$3,050,000	\$2,075,000	- 32.0%	\$3,050,000	\$2,525,000	- 17.2%
Percent of Original List Price Received*	99.4%	95.3%	- 4.1%	98.5%	94.7%	- 3.9%
Inventory of Homes for Sale	298	224	- 24.7%	--	--	--
Months Supply of Inventory	3.7	4.2	+ 14.8%	--	--	--

* 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.

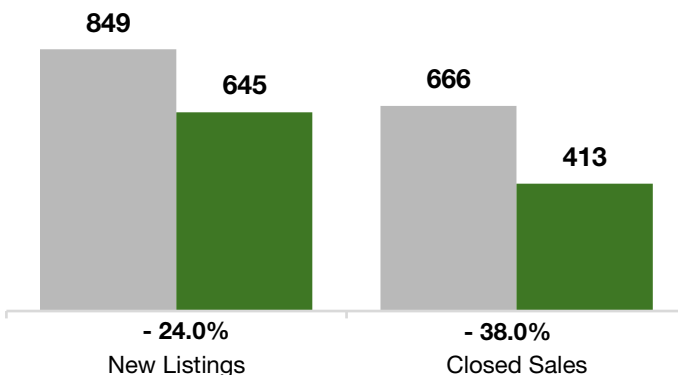
Last 3 Months

■ Thru 8-2022
■ Thru 8-2023

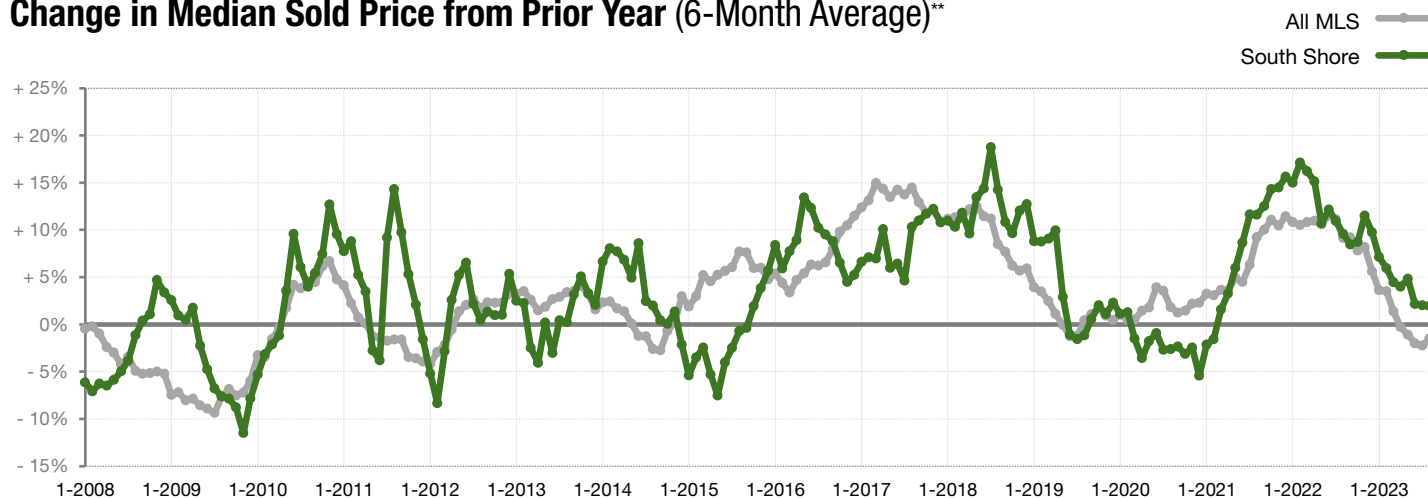


Year to Date

■ 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.