

# Local Market Update through August 2023

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



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**- 41.1%**

Year-Over-Year Change in  
New Listings

**- 38.7%**

Year-Over-Year Change in  
Closed Sales

**- 8.4%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

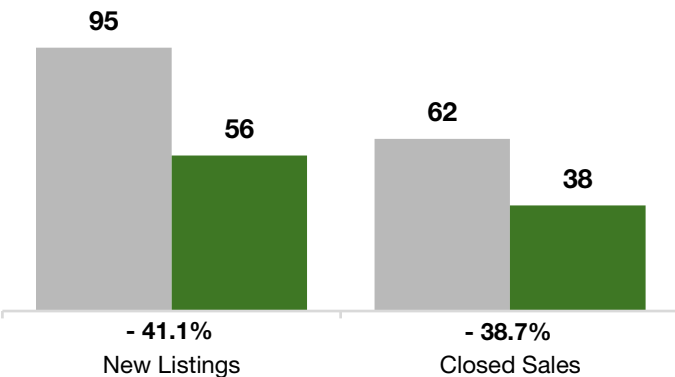
### Year to Date

	Thru 8-2022	Thru 8-2023	+ / -	Thru 8-2022	Thru 8-2023	+ / -
New Listings	95	56	- 41.1%	217	162	- 25.3%
Pending Sales	55	54	- 1.8%	144	121	- 16.0%
Closed Sales	62	38	- 38.7%	146	109	- 25.3%
Lowest Sale Price*	\$450,000	<b>\$285,000</b>	- 36.7%	\$399,999	<b>\$285,000</b>	- 28.7%
Median Sales Price*	\$920,000	<b>\$843,000</b>	- 8.4%	\$950,000	<b>\$930,000</b>	- 2.1%
Highest Sale Price*	\$3,000,000	<b>\$2,050,000</b>	- 31.7%	\$3,000,000	<b>\$2,395,000</b>	- 20.2%
Percent of Original List Price Received*	97.6%	92.4%	- 5.4%	95.9%	92.5%	- 3.5%
Inventory of Homes for Sale	109	77	- 29.4%	--	--	--
Months Supply of Inventory	6.1	5.5	- 10.6%	--	--	--

\* 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.

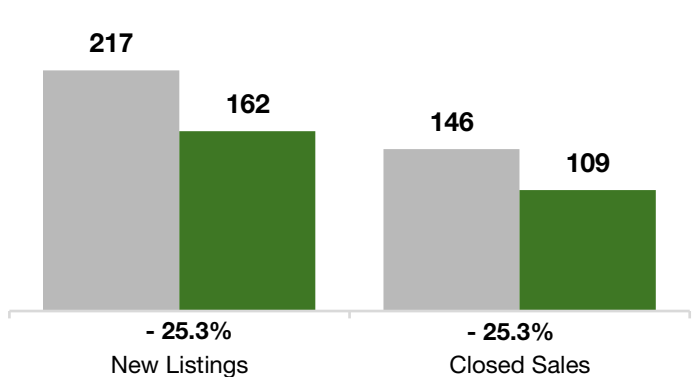
### Last 3 Months

■ Thru 8-2022  
■ Thru 8-2023



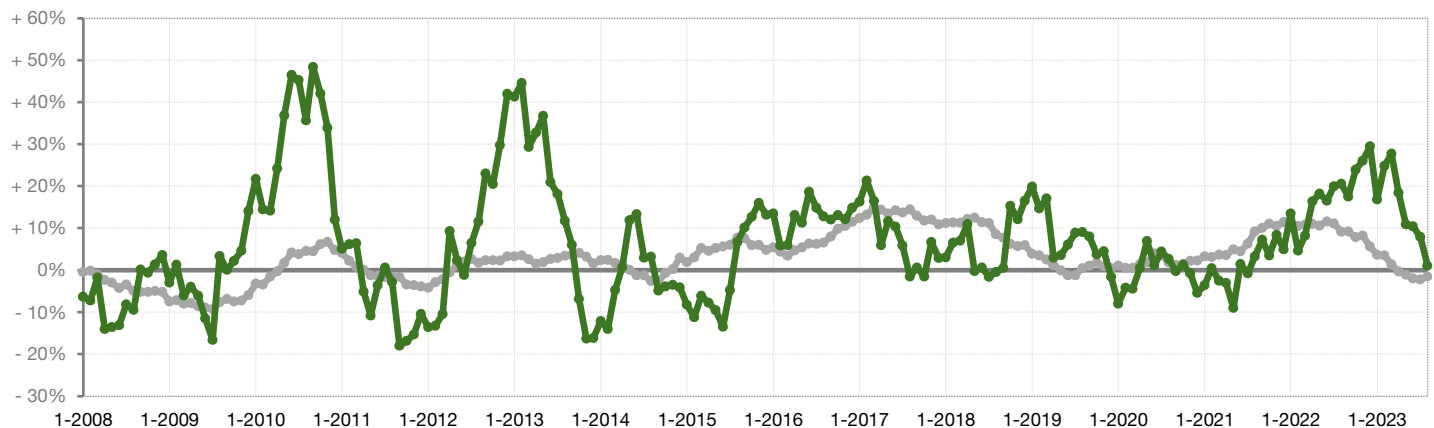
### Year to Date

■ Thru 8-2022  
■ Thru 8-2023



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

All MLS —  
The Hills —



\*\*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.