

# Local Market Update through August 2023

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



## The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

**- 16.3%**

**- 35.2%**

**0.0%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

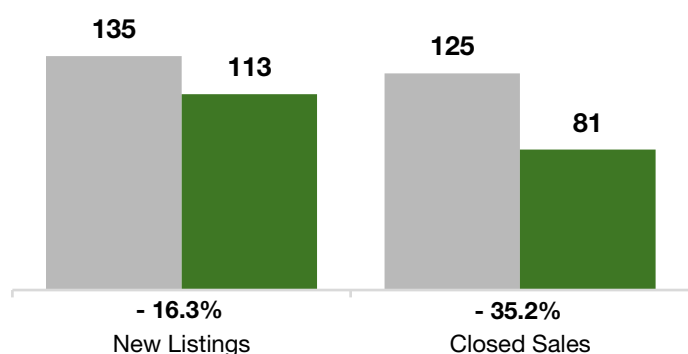
### Year to Date

	Thru 8-2022	Thru 8-2023	+ / -	Thru 8-2022	Thru 8-2023	+ / -
New Listings	135	113	- 16.3%	392	274	- 30.1%
Pending Sales	93	102	+ 9.7%	267	225	- 15.7%
Closed Sales	125	81	- 35.2%	275	185	- 32.7%
Lowest Sale Price*	\$168,000	\$120,000	- 28.6%	\$75,000	\$120,000	+ 60.0%
Median Sales Price*	\$700,000	\$700,000	0.0%	\$675,000	\$669,000	- 0.9%
Highest Sale Price*	\$1,570,000	\$1,300,000	- 17.2%	\$1,570,000	\$1,320,000	- 15.9%
Percent of Original List Price Received*	96.8%	93.6%	- 3.2%	96.1%	93.3%	- 2.9%
Inventory of Homes for Sale	141	92	- 34.6%	--	--	--
Months Supply of Inventory	4.1	3.5	- 14.0%	--	--	--

\* 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.

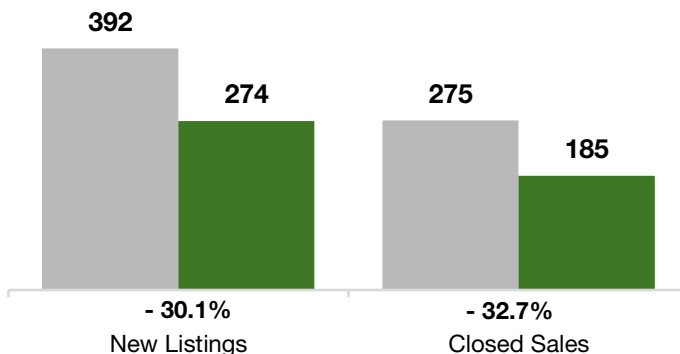
### Last 3 Months

■ Thru 8-2022  
■ Thru 8-2023



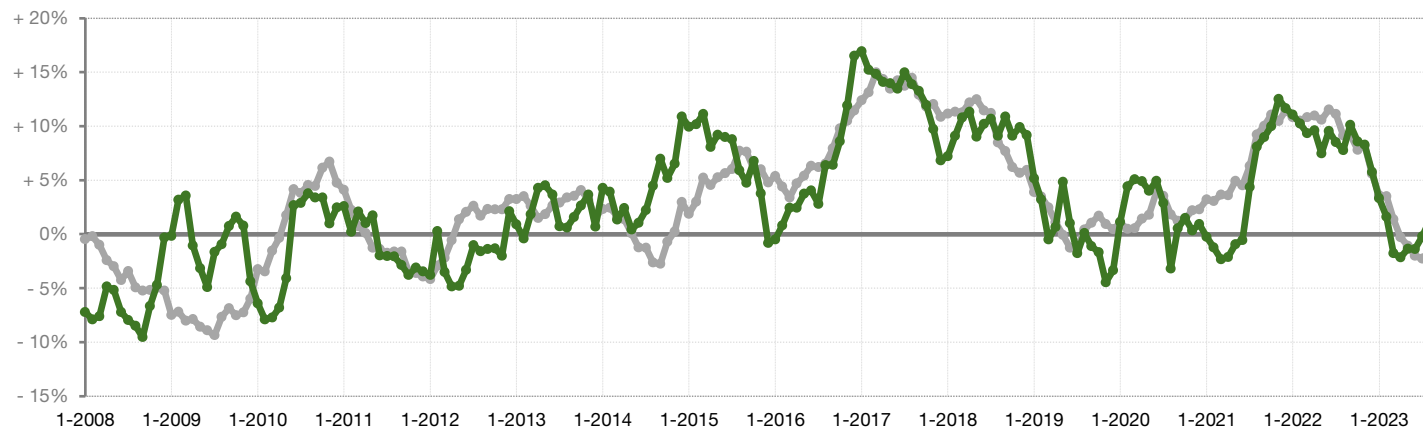
### Year to Date

■ Thru 8-2022  
■ Thru 8-2023



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

All MLS —  
The Lakes —



\*\*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.