

Local Market Update through September 2023

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



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

- 3.3%

- 24.7%

- 3.5%

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 9-2022	Thru 9-2023	+ / -	Thru 9-2022	Thru 9-2023	+ / -
New Listings	120	116	- 3.3%	407	330	- 18.9%
Pending Sales	78	55	- 29.5%	264	214	- 18.9%
Closed Sales	97	73	- 24.7%	290	212	- 26.9%
Lowest Sale Price*	\$265,000	\$175,000	- 34.0%	\$170,000	\$135,000	- 20.6%
Median Sales Price*	\$705,000	\$680,000	- 3.5%	\$685,169	\$667,500	- 2.6%
Highest Sale Price*	\$1,650,000	\$1,655,000	+ 0.3%	\$2,630,000	\$1,655,000	- 37.1%
Percent of Original List Price Received*	97.9%	96.1%	- 1.9%	97.6%	94.8%	- 2.9%
Inventory of Homes for Sale	156	103	- 34.0%	--	--	--
Months Supply of Inventory	5.1	4.5	- 12.5%	--	--	--

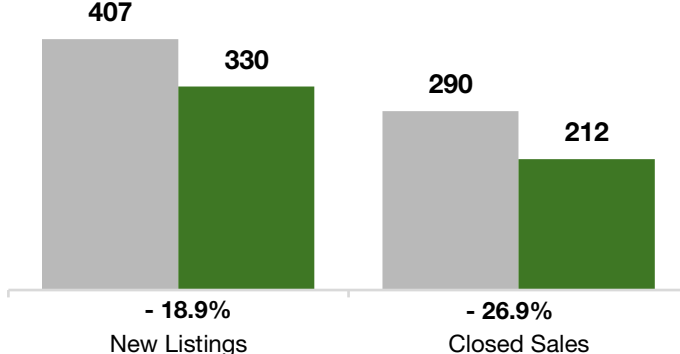
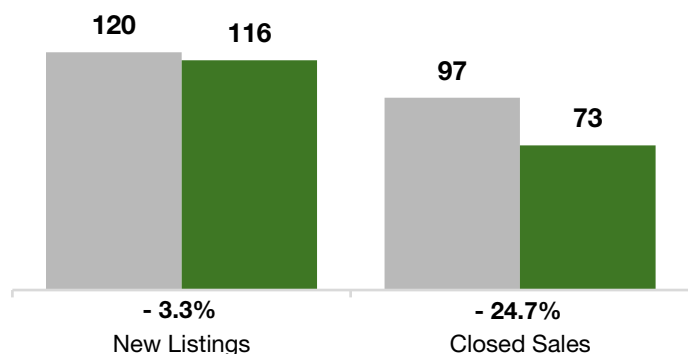
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 9-2022
■ Thru 9-2023

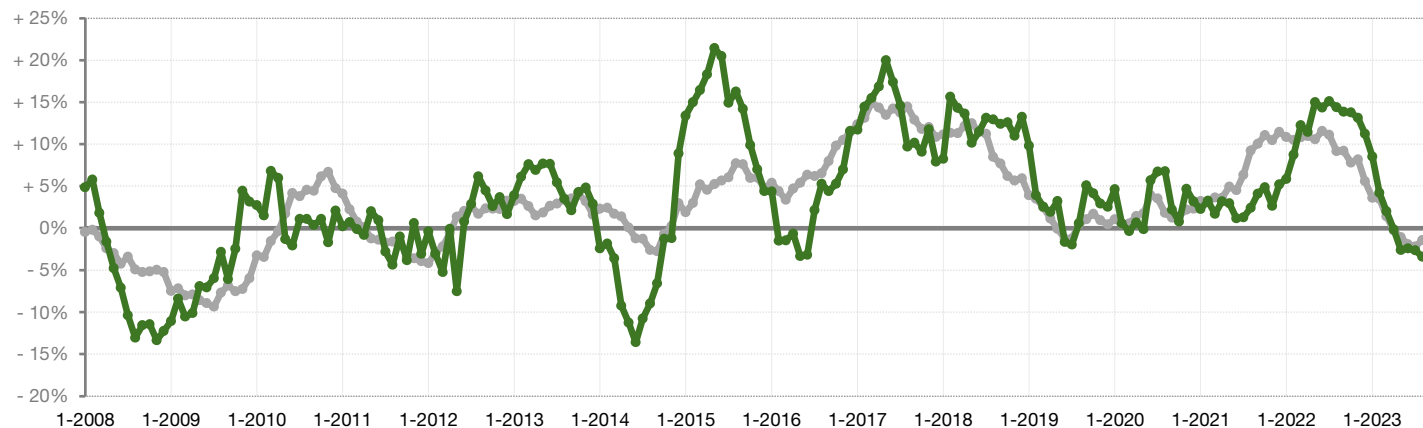
Year to Date

■ Thru 9-2022
■ Thru 9-2023



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

All MLS —
East Shore —



**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 October 5, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.