

Local Market Update through September 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

- 28.9%

Year-Over-Year Change in New Listings

- 20.7%

Year-Over-Year Change in Closed Sales

+ 7.8%

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	201	143	- 28.9%	637	491	- 22.9%
Pending Sales	116	120	+ 3.4%	397	350	- 11.8%
Closed Sales	150	119	- 20.7%	440	315	- 28.4%
Lowest Sale Price*	\$81,000	\$165,000	+ 103.7%	\$81,000	\$123,000	+ 51.9%
Median Sales Price*	\$515,000	\$555,000	+ 7.8%	\$529,950	\$534,500	+ 0.9%
Highest Sale Price*	\$1,200,000	\$1,075,000	- 10.4%	\$1,250,000	\$1,200,000	- 4.0%
Percent of Original List Price Received*	96.7%	95.6%	- 1.2%	97.2%	94.9%	- 2.4%
Inventory of Homes for Sale	259	159	- 38.7%	--	--	--
Months Supply of Inventory	5.6	4.3	- 22.6%	--	--	--

* 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.

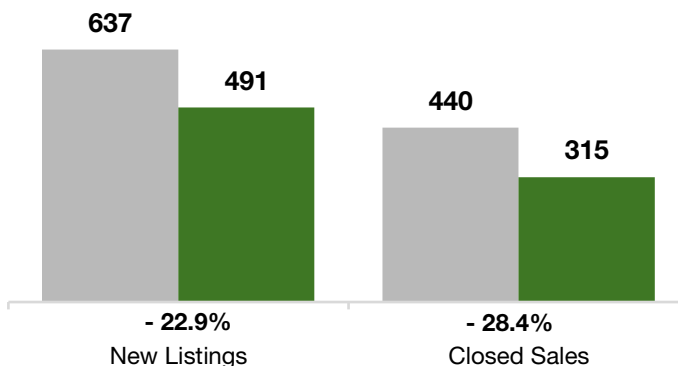
Last 3 Months

■ Thru 9-2022
■ Thru 9-2023



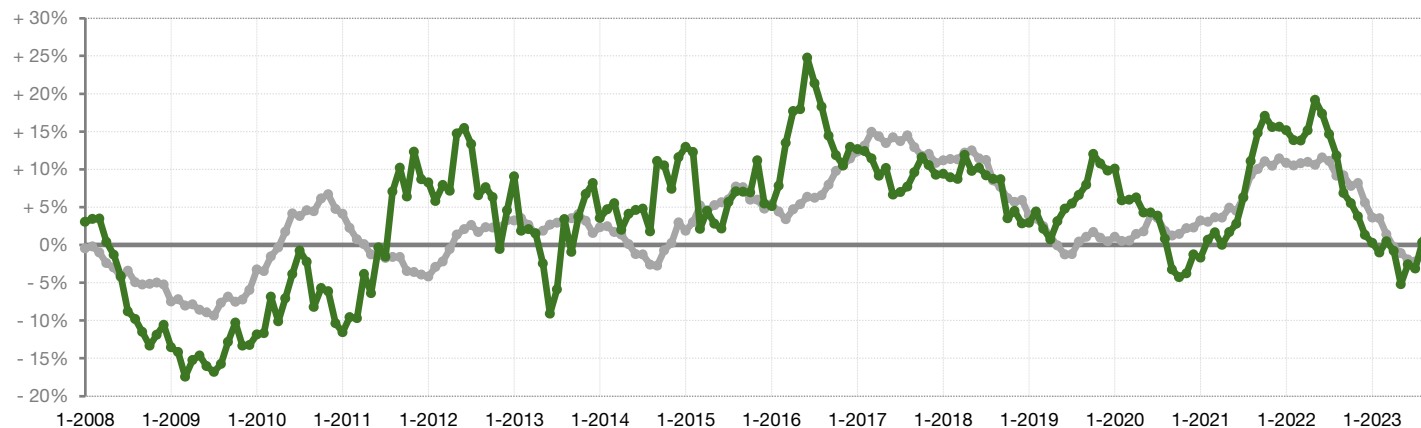
Year to Date

■ Thru 9-2022
■ Thru 9-2023



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

All MLS —
North 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.