

Local Market Update through September 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

- 13.0%

Year-Over-Year Change in New Listings

- 18.4%

Year-Over-Year Change in Closed Sales

- 2.7%

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	277	241	- 13.0%	946	720	- 23.9%
Pending Sales	186	179	- 3.8%	671	512	- 23.7%
Closed Sales	217	177	- 18.4%	727	474	- 34.8%
Lowest Sale Price*	\$315,000	\$320,000	+ 1.6%	\$252,250	\$205,000	- 18.7%
Median Sales Price*	\$745,000	\$725,000	- 2.7%	\$715,000	\$717,500	+ 0.3%
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*	98.1%	96.6%	- 1.5%	98.3%	95.1%	- 3.3%
Inventory of Homes for Sale	301	232	- 23.1%	--	--	--
Months Supply of Inventory	3.8	4.4	+ 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.

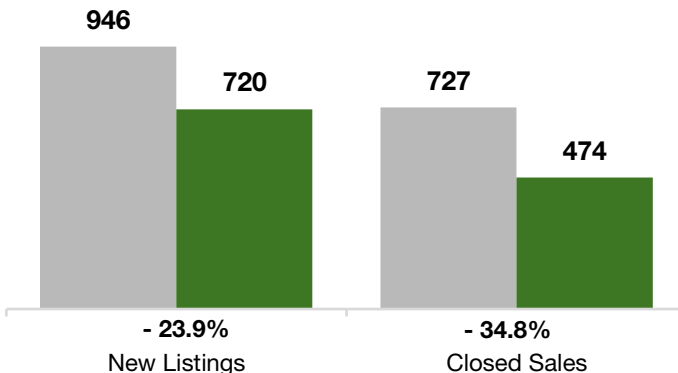
Last 3 Months

■ Thru 9-2022
■ Thru 9-2023



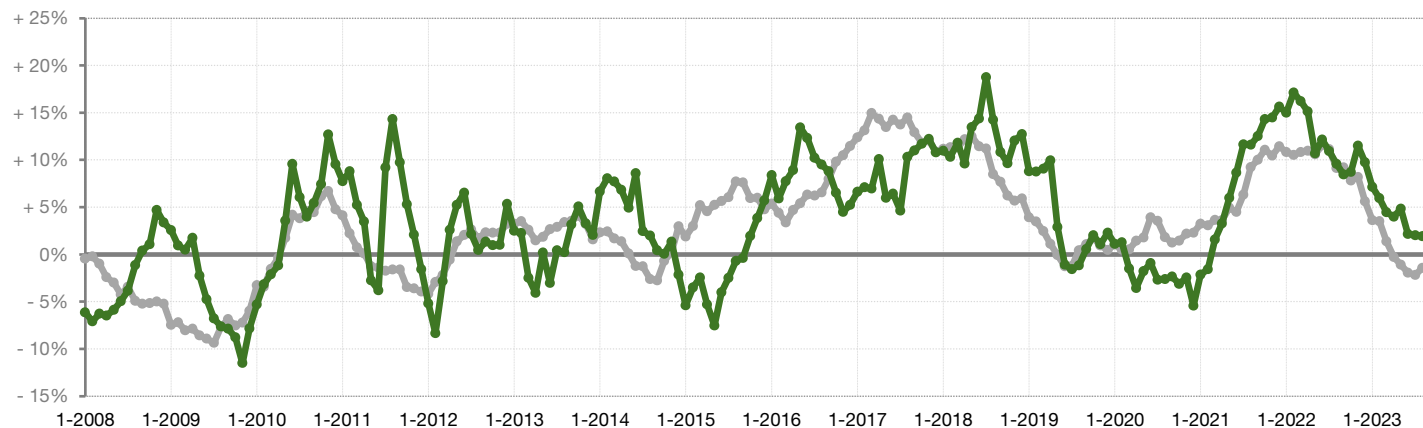
Year to Date

■ Thru 9-2022
■ Thru 9-2023



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

All MLS —
South 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.