

Local Market Update through September 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

- 23.1%

Year-Over-Year Change in New Listings

- 22.1%

Year-Over-Year Change in Closed Sales

+ 3.5%

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	134	103	- 23.1%	438	301	- 31.3%
Pending Sales	83	89	+ 7.2%	290	241	- 16.9%
Closed Sales	104	81	- 22.1%	306	216	- 29.4%
Lowest Sale Price*	\$140,000	\$120,000	- 14.3%	\$75,000	\$120,000	+ 60.0%
Median Sales Price*	\$705,000	\$730,000	+ 3.5%	\$676,500	\$685,000	+ 1.3%
Highest Sale Price*	\$1,230,000	\$1,325,000	+ 7.7%	\$1,570,000	\$1,325,000	- 15.6%
Percent of Original List Price Received*	95.0%	95.0%	+ 0.0%	95.8%	93.7%	- 2.2%
Inventory of Homes for Sale	144	91	- 37.0%	--	--	--
Months Supply of Inventory	4.3	3.5	- 19.3%	--	--	--

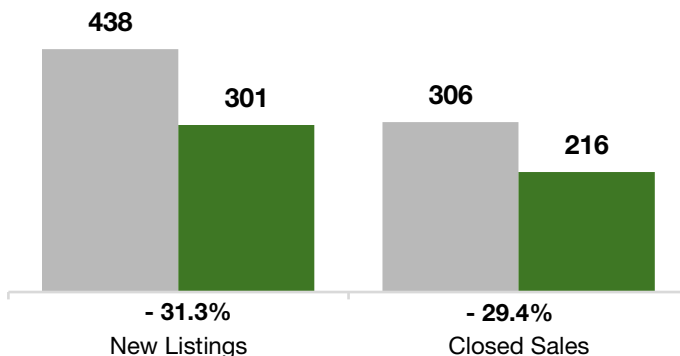
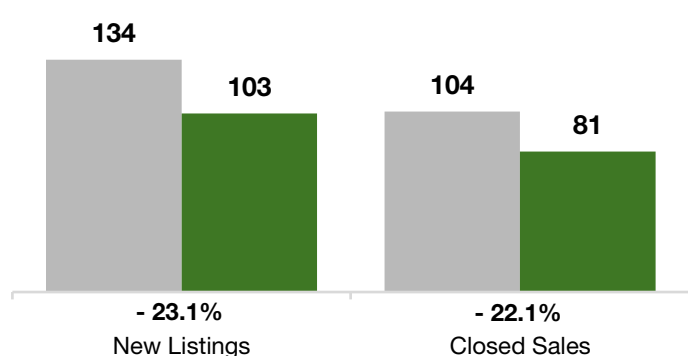
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 9-2022
■ Thru 9-2023

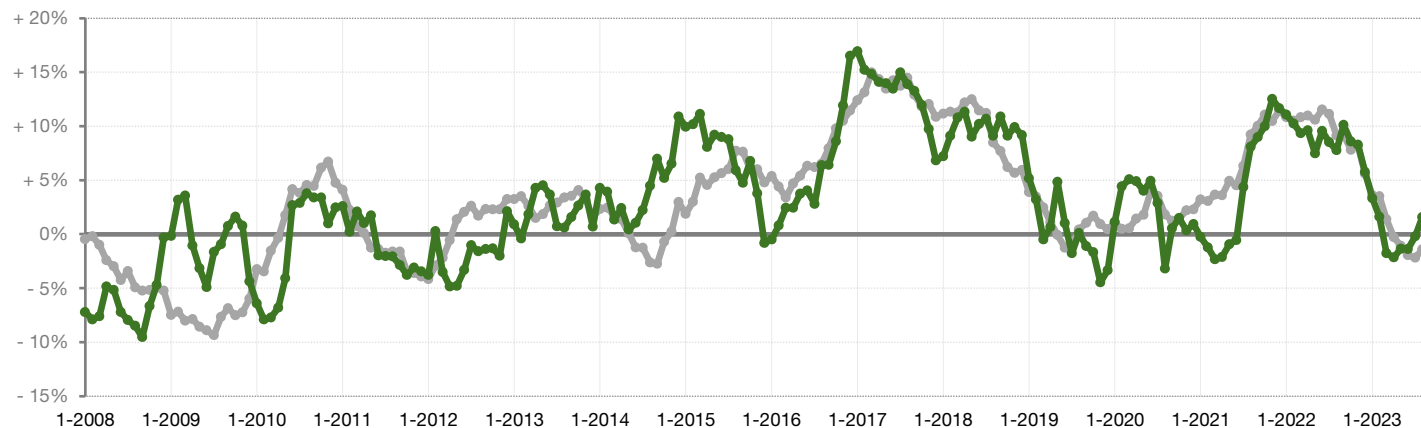
Year to Date

■ Thru 9-2022
■ Thru 9-2023



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

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