

# Local Market Update through October 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

**- 5.5%**

**- 31.9%**

**- 6.8%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

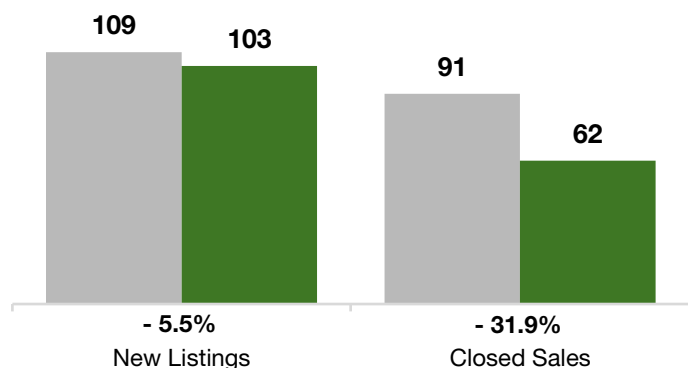
### Year to Date

	Thru 10-2022	Thru 10-2023	+ / -	Thru 10-2022	Thru 10-2023	+ / -
New Listings	109	<b>103</b>	- 5.5%	440	<b>359</b>	- 18.4%
Pending Sales	66	<b>64</b>	- 3.0%	278	<b>240</b>	- 13.7%
Closed Sales	91	<b>62</b>	- 31.9%	318	<b>226</b>	- 28.9%
Lowest Sale Price*	\$265,000	<b>\$175,000</b>	- 34.0%	\$170,000	<b>\$135,000</b>	- 20.6%
Median Sales Price*	\$699,000	<b>\$651,500</b>	- 6.8%	\$685,169	<b>\$664,444</b>	- 3.0%
Highest Sale Price*	\$1,650,000	<b>\$1,350,000</b>	- 18.2%	\$2,630,000	<b>\$1,655,000</b>	- 37.1%
Percent of Original List Price Received*	97.3%	<b>95.3%</b>	- 2.1%	97.6%	<b>94.9%</b>	- 2.8%
Inventory of Homes for Sale	152	<b>107</b>	- 29.5%	--	--	--
Months Supply of Inventory	5.2	<b>4.7</b>	- 9.1%	--	--	--

\* 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.

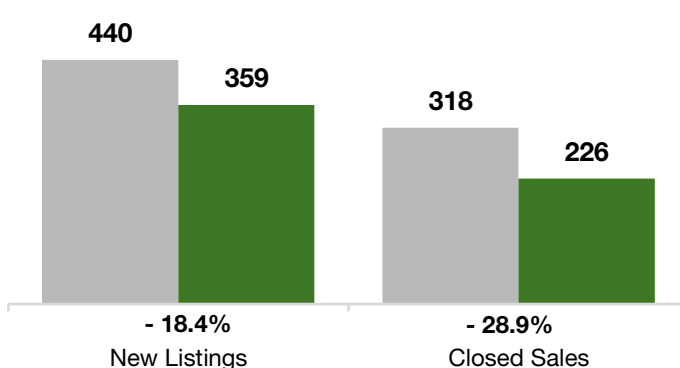
### Last 3 Months

■ Thru 10-2022  
■ Thru 10-2023



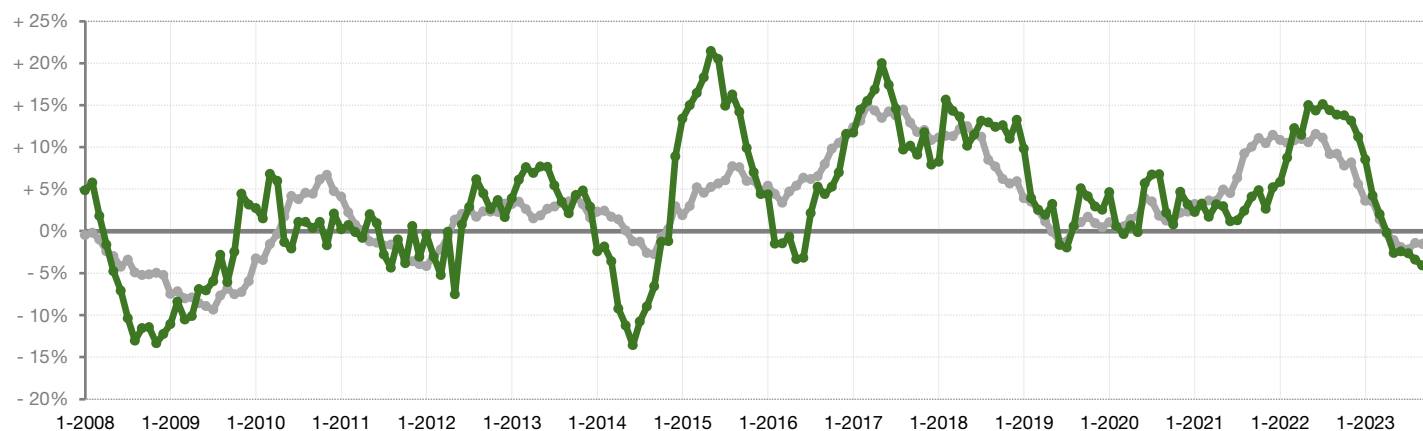
### Year to Date

■ Thru 10-2022  
■ Thru 10-2023



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