

# Local Market Update through October 2023

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



## Greater St. George

Includes data from Ft Wadsworth, Concord, Shore Acres, Rosebank, Clifton, Stapleton, Thomkinsville, St George, Ward Hill, Park Hill and Grymes Hill

**- 24.5%**

**+ 16.7%**

**+ 4.9%**

Year-Over-Year Change in  
New Listings

Year-Over-Year Change in  
Closed Sales

One-Year Change in  
Median Sales Price\*

### Last 3 Months

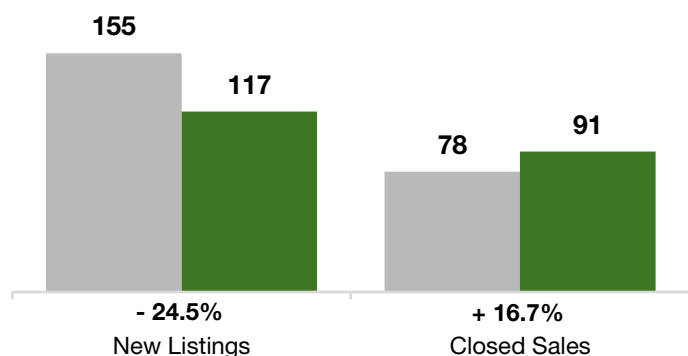
### Year to Date

	Last 3 Months			Year to Date		
	Thru 10-2022	Thru 10-2023	+ / -	Thru 10-2022	Thru 10-2023	+ / -
New Listings	155	<b>117</b>	- 24.5%	534	<b>447</b>	- 16.3%
Pending Sales	91	<b>90</b>	- 1.1%	287	<b>299</b>	+ 4.2%
Closed Sales	78	<b>91</b>	+ 16.7%	330	<b>267</b>	- 19.1%
Lowest Sale Price*	\$185,000	<b>\$180,000</b>	- 2.7%	\$130,000	<b>\$145,000</b>	+ 11.5%
Median Sales Price*	\$524,444	<b>\$550,000</b>	+ 4.9%	\$550,000	<b>\$530,000</b>	- 3.6%
Highest Sale Price*	\$850,000	<b>\$1,150,000</b>	+ 35.3%	\$2,100,000	<b>\$2,150,000</b>	+ 2.4%
Percent of Original List Price Received*	93.7%	<b>93.5%</b>	- 0.2%	95.4%	<b>92.6%</b>	- 3.0%
Inventory of Homes for Sale	218	<b>160</b>	- 26.7%	--	--	--
Months Supply of Inventory	7.0	<b>5.8</b>	- 17.2%	--	--	--

\* 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.

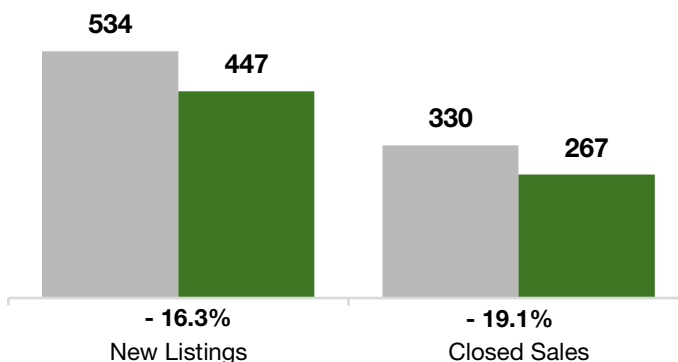
### Last 3 Months

■ Thru 10-2022  
■ Thru 10-2023



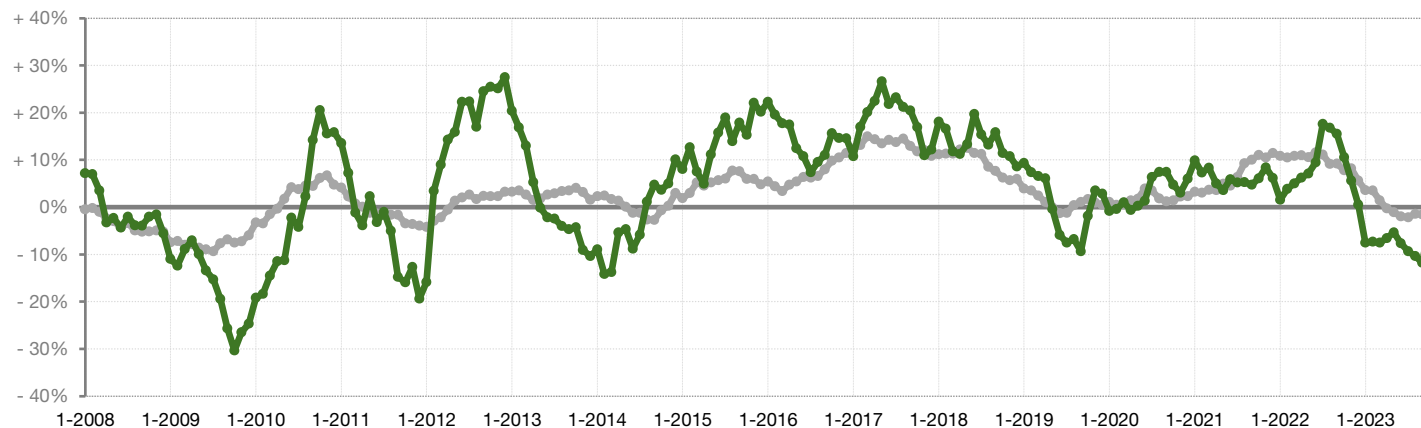
### Year to Date

■ Thru 10-2022  
■ Thru 10-2023



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

All MLS —  
Greater St. George —



\*\*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.