

Local Market Update through October 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

- 19.3%

+ 1.7%

+ 12.0%

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	171	138	- 19.3%	687	542	- 21.1%
Pending Sales	112	111	- 0.9%	430	377	- 12.3%
Closed Sales	121	123	+ 1.7%	478	362	- 24.3%
Lowest Sale Price*	\$81,000	\$165,000	+ 103.7%	\$81,000	\$123,000	+ 51.9%
Median Sales Price*	\$500,000	\$560,000	+ 12.0%	\$529,950	\$540,000	+ 1.9%
Highest Sale Price*	\$995,000	\$1,075,000	+ 8.0%	\$1,250,000	\$1,200,000	- 4.0%
Percent of Original List Price Received*	95.1%	95.7%	+ 0.6%	97.0%	95.2%	- 1.9%
Inventory of Homes for Sale	254	147	- 42.2%	--	--	--
Months Supply of Inventory	5.6	4.0	- 28.5%	--	--	--

* 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.

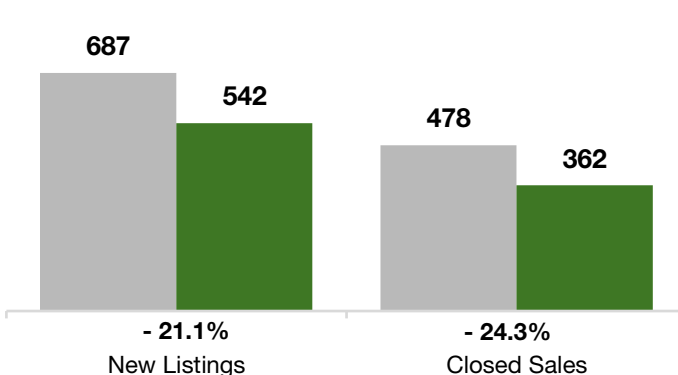
Last 3 Months

■ Thru 10-2022
■ Thru 10-2023



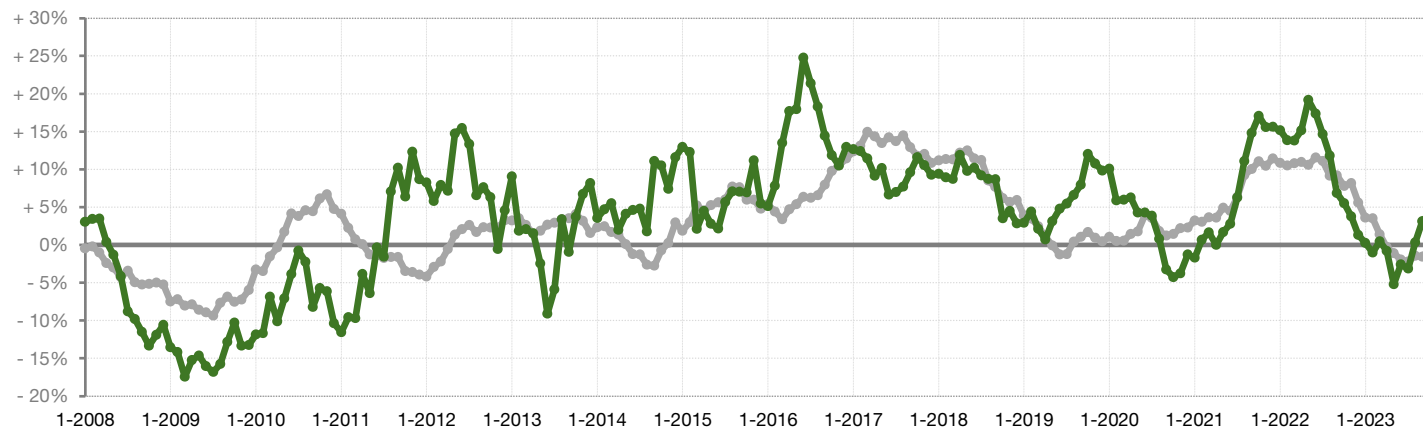
Year to Date

■ Thru 10-2022
■ Thru 10-2023



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

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