

Local Market Update through October 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

- 1.6%

Year-Over-Year Change in New Listings

- 7.8%

Year-Over-Year Change in Closed Sales

+ 1.7%

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	251	247	- 1.6%	1,015	813	- 19.9%
Pending Sales	171	194	+ 13.5%	712	585	- 17.8%
Closed Sales	204	188	- 7.8%	795	535	- 32.7%
Lowest Sale Price*	\$280,500	\$328,000	+ 16.9%	\$252,250	\$205,000	- 18.7%
Median Sales Price*	\$715,000	\$727,500	+ 1.7%	\$715,000	\$725,000	+ 1.4%
Highest Sale Price*	\$2,025,000	\$2,075,000	+ 2.5%	\$3,050,000	\$2,525,000	- 17.2%
Percent of Original List Price Received*	96.9%	96.2%	- 0.7%	98.1%	95.1%	- 3.1%
Inventory of Homes for Sale	298	226	- 24.0%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 8.5%	--	--	--

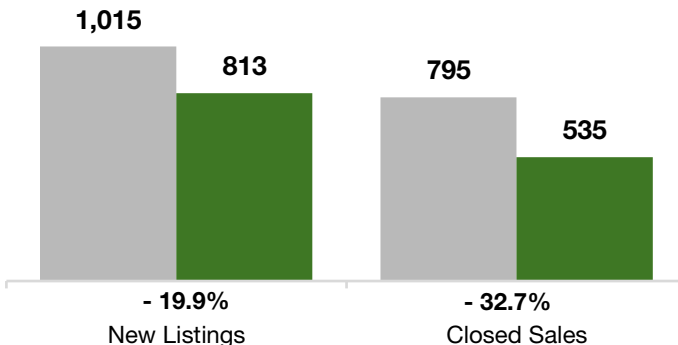
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

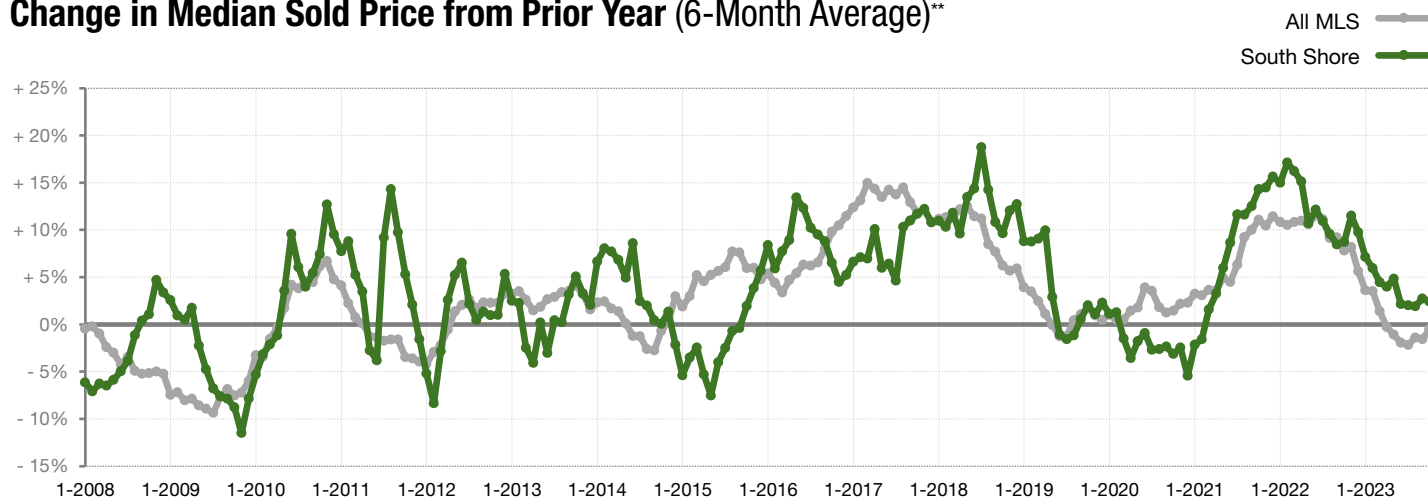
■ Thru 10-2022
■ Thru 10-2023

Year to Date

■ Thru 10-2022
■ Thru 10-2023



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



**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.