

Local Market Update through October 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

- 20.7%

Year-Over-Year Change in New Listings

- 5.2%

Year-Over-Year Change in Closed Sales

+ 0.7%

One-Year Change in Median Sales Price*

Last 3 Months

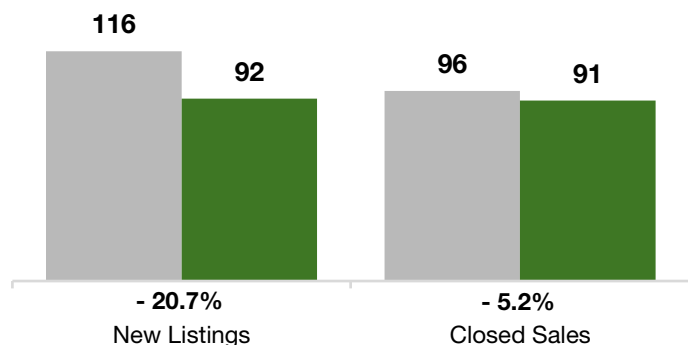
Year to Date

	Thru 10-2022	Thru 10-2023	+ / -	Thru 10-2022	Thru 10-2023	+ / -
New Listings	116	92	- 20.7%	468	331	- 29.3%
Pending Sales	71	78	+ 9.9%	312	261	- 16.3%
Closed Sales	96	91	- 5.2%	336	248	- 26.2%
Lowest Sale Price*	\$140,000	\$120,000	- 14.3%	\$75,000	\$120,000	+ 60.0%
Median Sales Price*	\$700,000	\$705,000	+ 0.7%	\$679,000	\$685,000	+ 0.9%
Highest Sale Price*	\$1,230,000	\$1,625,000	+ 32.1%	\$1,570,000	\$1,625,000	+ 3.5%
Percent of Original List Price Received*	94.4%	96.1%	+ 1.8%	95.7%	94.3%	- 1.5%
Inventory of Homes for Sale	143	91	- 36.4%	--	--	--
Months Supply of Inventory	4.5	3.5	- 22.3%	--	--	--

* 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.

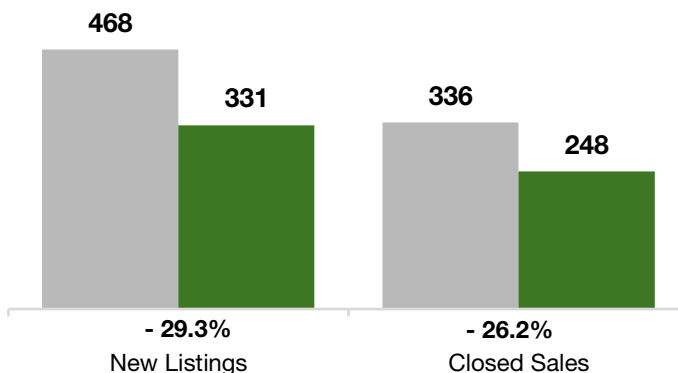
Last 3 Months

■ Thru 10-2022
■ Thru 10-2023



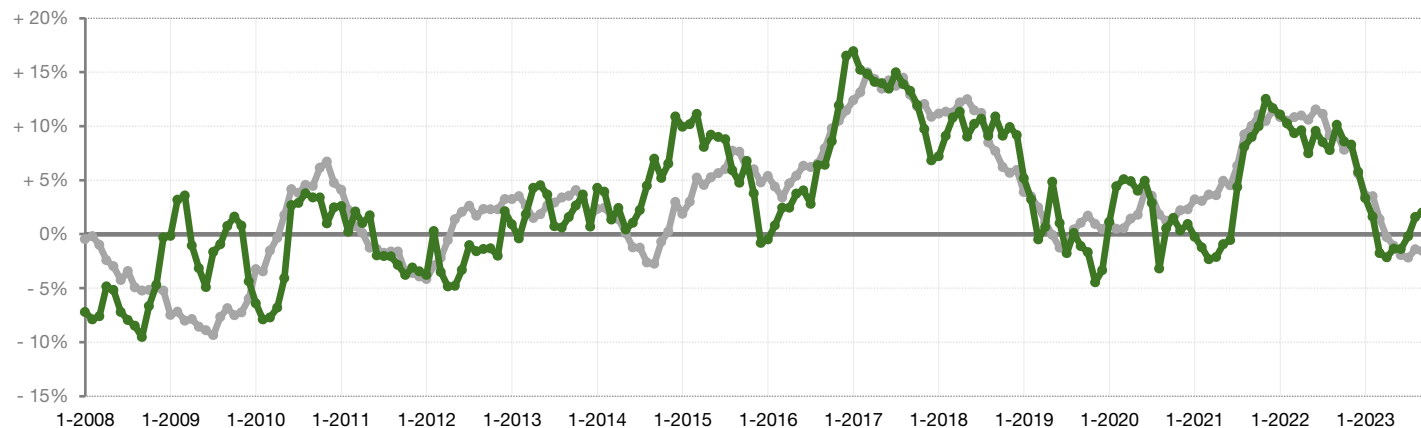
Year to Date

■ Thru 10-2022
■ Thru 10-2023



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

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