

Local Market Update through November 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

- 3.3%

- 30.8%

- 1.6%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

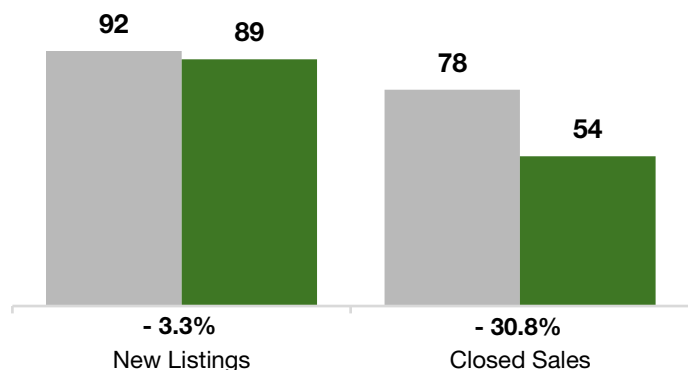
Year to Date

	Thru 11-2022	Thru 11-2023	+ / -	Thru 11-2022	Thru 11-2023	+ / -
New Listings	92	89	- 3.3%	463	388	- 16.2%
Pending Sales	63	63	0.0%	306	256	- 16.3%
Closed Sales	78	54	- 30.8%	341	246	- 27.9%
Lowest Sale Price*	\$225,000	\$222,000	- 1.3%	\$170,000	\$135,000	- 20.6%
Median Sales Price*	\$697,500	\$686,000	- 1.6%	\$685,338	\$667,500	- 2.6%
Highest Sale Price*	\$1,650,000	\$1,550,000	- 6.1%	\$2,630,000	\$1,655,000	- 37.1%
Percent of Original List Price Received*	96.2%	95.7%	- 0.6%	97.3%	94.8%	- 2.6%
Inventory of Homes for Sale	144	109	- 23.9%	--	--	--
Months Supply of Inventory	5.1	4.8	- 4.6%	--	--	--

* 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.

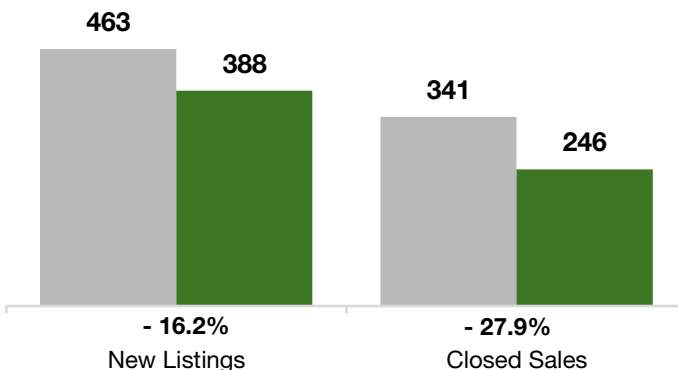
Last 3 Months

■ Thru 11-2022
■ Thru 11-2023



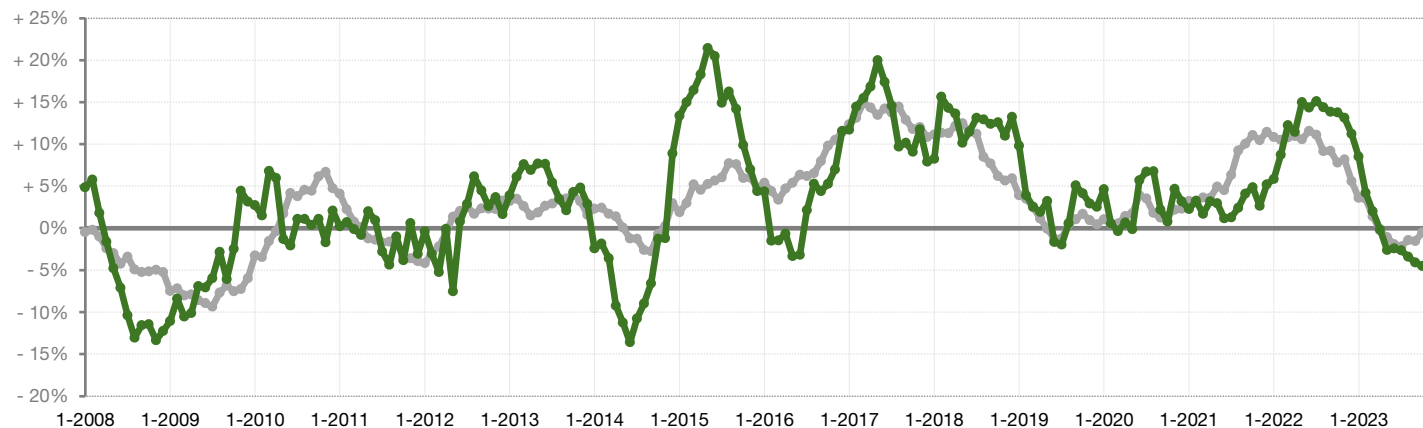
Year to Date

■ Thru 11-2022
■ Thru 11-2023



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