

Local Market Update through November 2023

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



Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

- 24.7%

- 28.9%

- 1.5%

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	166	125	- 24.7%	678	543	- 19.9%
Pending Sales	113	85	- 24.8%	443	389	- 12.2%
Closed Sales	128	91	- 28.9%	485	374	- 22.9%
Lowest Sale Price*	\$247,500	\$240,000	- 3.0%	\$215,000	\$190,000	- 11.6%
Median Sales Price*	\$650,000	\$640,000	- 1.5%	\$650,000	\$650,000	0.0%
Highest Sale Price*	\$1,258,000	\$1,430,000	+ 13.7%	\$1,400,000	\$1,430,000	+ 2.1%
Percent of Original List Price Received*	97.2%	95.8%	- 1.5%	99.0%	95.1%	- 4.0%
Inventory of Homes for Sale	193	139	- 28.1%	--	--	--
Months Supply of Inventory	4.7	3.9	- 16.5%	--	--	--

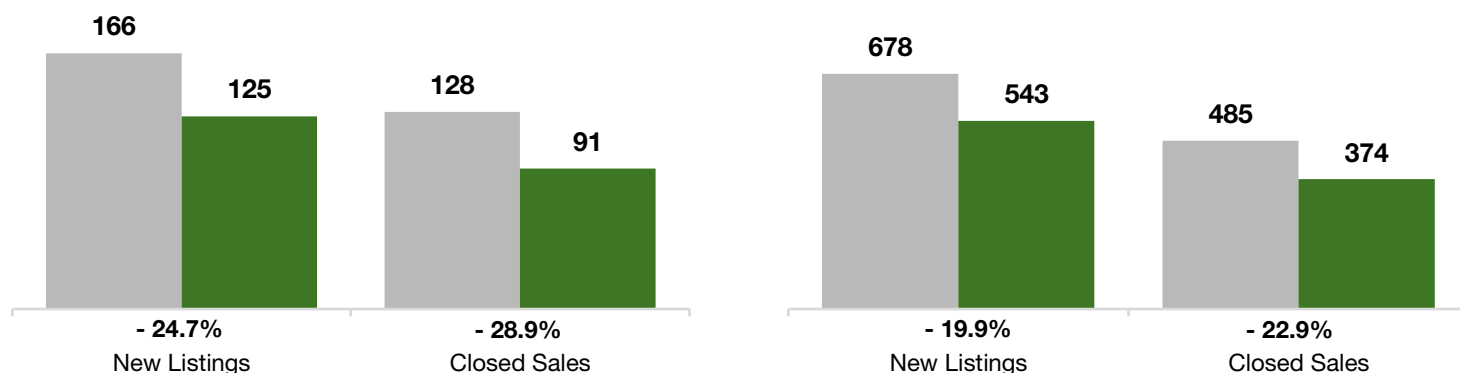
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 11-2022
■ Thru 11-2023

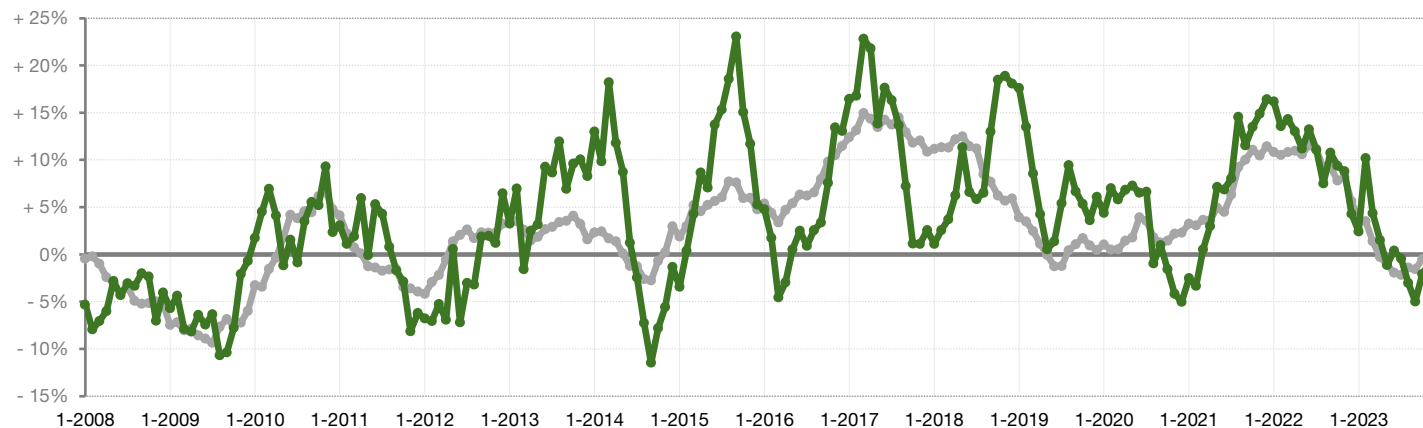
Year to Date

■ Thru 11-2022
■ Thru 11-2023



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

All MLS —
Heartland —



**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.