

Local Market Update through November 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

- 10.5%

Year-Over-Year Change in New Listings

- 9.1%

Year-Over-Year Change in Closed Sales

+ 8.8%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

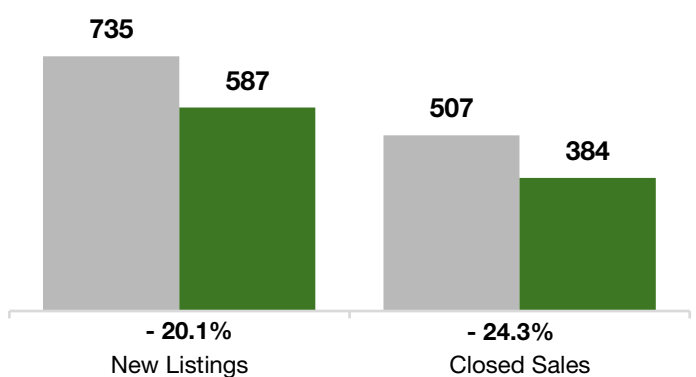
	Thru 11-2022	Thru 11-2023	+ / -	Thru 11-2022	Thru 11-2023	+ / -
New Listings	152	136	- 10.5%	735	587	- 20.1%
Pending Sales	103	92	- 10.7%	462	400	- 13.4%
Closed Sales	110	100	- 9.1%	507	384	- 24.3%
Lowest Sale Price*	\$165,000	\$280,000	+ 69.7%	\$81,000	\$123,000	+ 51.9%
Median Sales Price*	\$505,000	\$549,500	+ 8.8%	\$530,000	\$540,000	+ 1.9%
Highest Sale Price*	\$995,000	\$980,000	- 1.5%	\$1,250,000	\$1,200,000	- 4.0%
Percent of Original List Price Received*	94.6%	95.3%	+ 0.8%	96.8%	95.1%	- 1.8%
Inventory of Homes for Sale	248	147	- 40.7%	--	--	--
Months Supply of Inventory	5.6	4.1	- 27.5%	--	--	--

* 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.

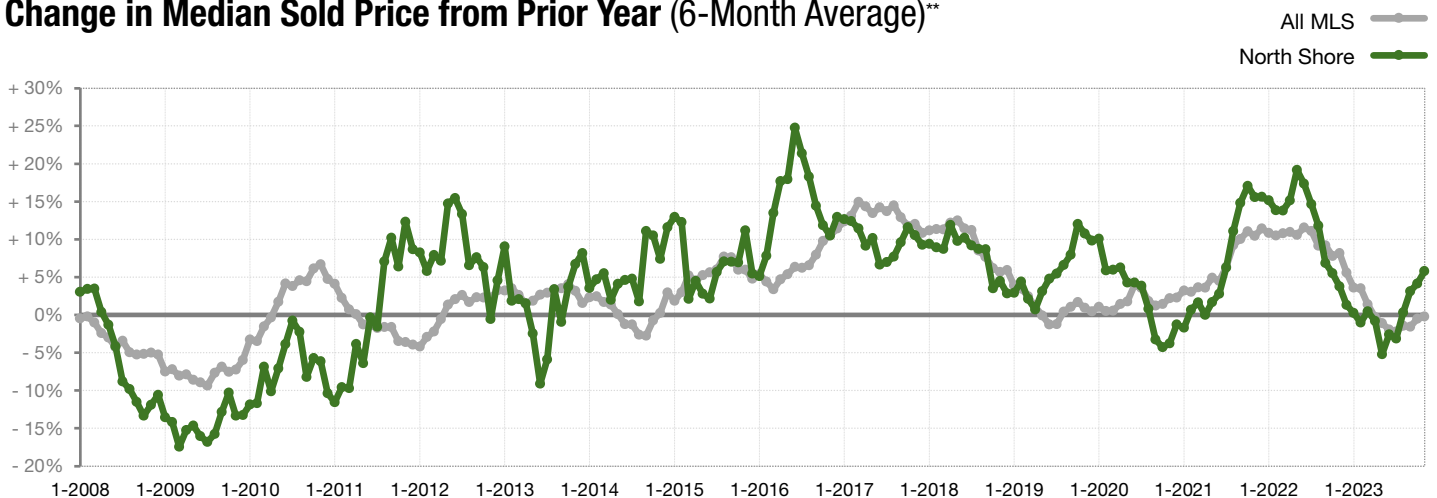
Last 3 Months



Year to Date



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