

Local Market Update through November 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

- 2.2%

Year-Over-Year Change in New Listings

- 8.7%

Year-Over-Year Change in Closed Sales

+ 1.9%

One-Year Change in Median Sales Price*

Last 3 Months

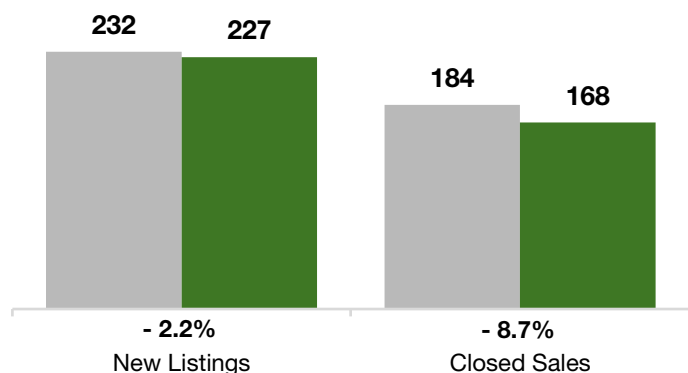
Year to Date

	Thru 11-2022	Thru 11-2023	+ / -	Thru 11-2022	Thru 11-2023	+ / -
New Listings	232	227	- 2.2%	1,081	876	- 19.0%
Pending Sales	145	178	+ 22.8%	757	628	- 17.0%
Closed Sales	184	168	- 8.7%	850	583	- 31.4%
Lowest Sale Price*	\$280,500	\$320,000	+ 14.1%	\$252,250	\$205,000	- 18.7%
Median Sales Price*	\$744,500	\$759,000	+ 1.9%	\$715,000	\$730,000	+ 2.1%
Highest Sale Price*	\$2,585,000	\$1,690,000	- 34.6%	\$3,050,000	\$2,525,000	- 17.2%
Percent of Original List Price Received*	96.1%	96.1%	+ 0.1%	98.0%	95.1%	- 2.9%
Inventory of Homes for Sale	294	220	- 25.2%	--	--	--
Months Supply of Inventory	4.0	4.1	+ 0.8%	--	--	--

* 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.

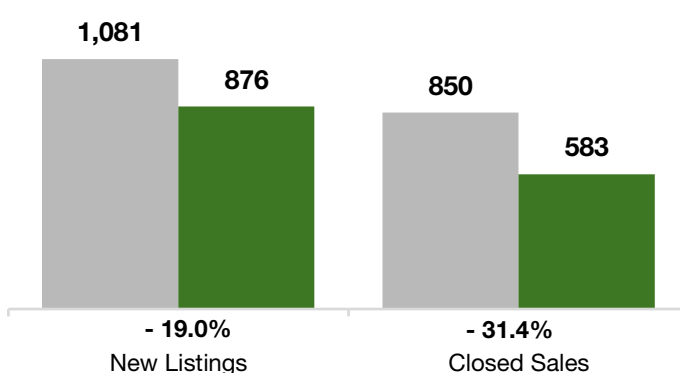
Last 3 Months

■ Thru 11-2022
■ Thru 11-2023



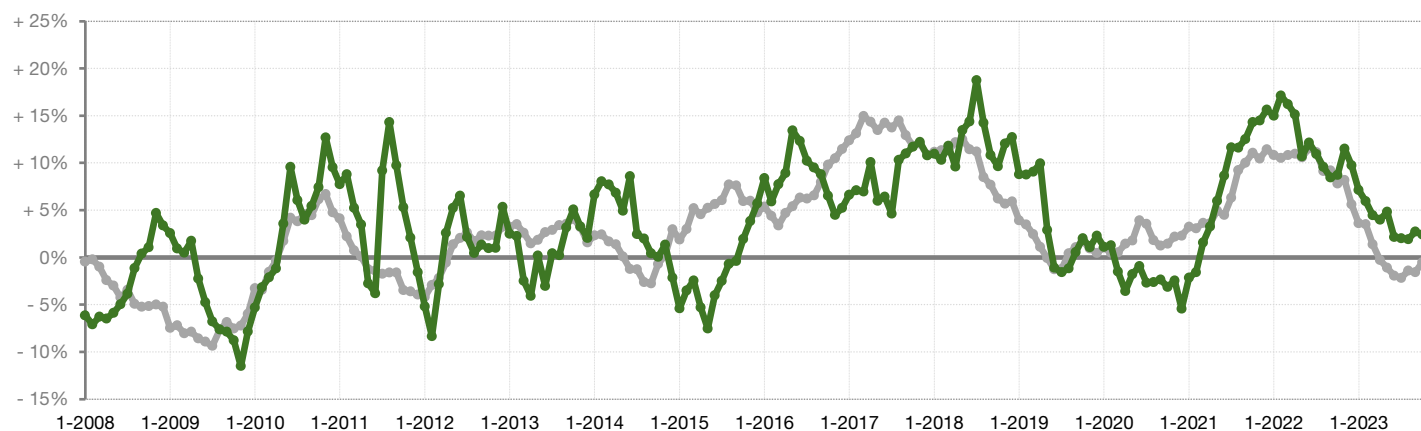
Year to Date

■ Thru 11-2022
■ Thru 11-2023



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

— All MLS
— South 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.