

Local Market Update through November 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

- 18.0%

0.0%

+ 4.3%

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	100	82	- 18.0%	492	359	- 27.0%
Pending Sales	72	51	- 29.2%	339	273	- 19.5%
Closed Sales	81	81	0.0%	356	268	- 24.7%
Lowest Sale Price*	\$140,000	\$175,000	+ 25.0%	\$75,000	\$120,000	+ 60.0%
Median Sales Price*	\$695,000	\$725,000	+ 4.3%	\$676,500	\$688,000	+ 1.7%
Highest Sale Price*	\$1,215,000	\$1,625,000	+ 33.7%	\$1,570,000	\$1,625,000	+ 3.5%
Percent of Original List Price Received*	94.9%	97.2%	+ 2.4%	95.8%	94.5%	- 1.4%
Inventory of Homes for Sale	138	89	- 35.4%	--	--	--
Months Supply of Inventory	4.5	3.5	- 21.5%	--	--	--

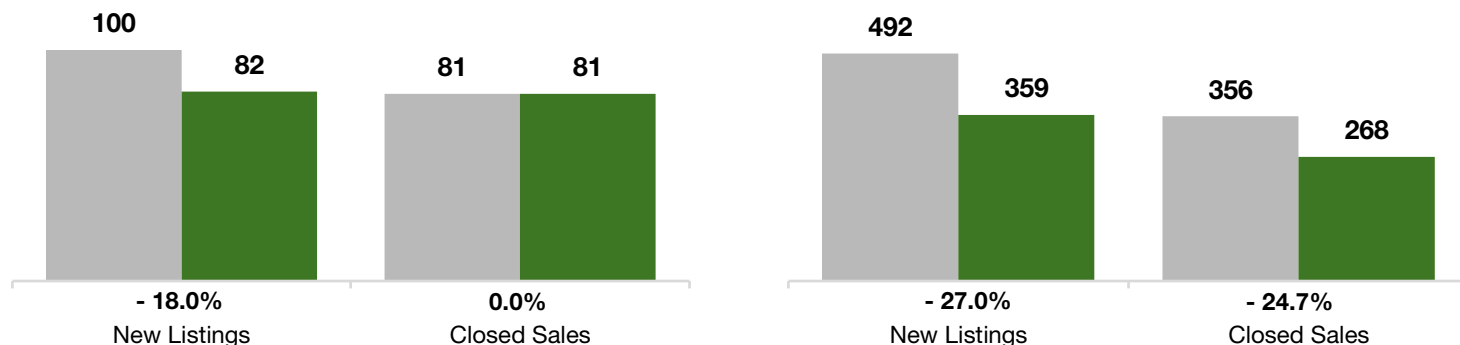
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 11-2022
■ Thru 11-2023

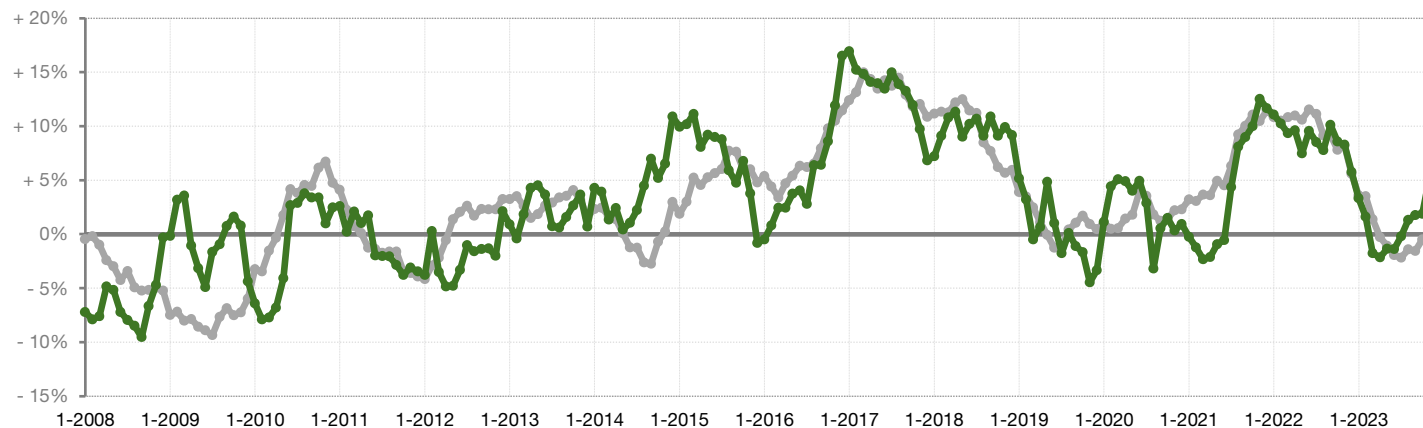
Year to Date

■ Thru 11-2022
■ Thru 11-2023



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

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