

# Local Market Update through December 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

**+ 1.3%**

**- 16.5%**

**+ 2.6%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

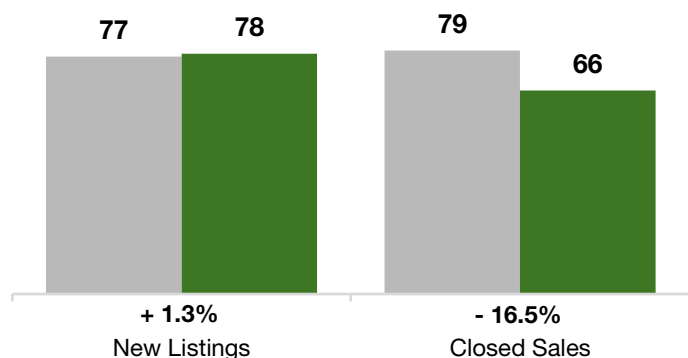
### Year to Date

	Thru 12-2022	Thru 12-2023	+ / -	Thru 12-2022	Thru 12-2023	+ / -
New Listings	77	78	+ 1.3%	484	409	- 15.5%
Pending Sales	56	60	+ 7.1%	320	272	- 15.0%
Closed Sales	79	66	- 16.5%	369	278	- 24.7%
Lowest Sale Price*	\$211,000	<b>\$222,000</b>	+ 5.2%	\$170,000	<b>\$135,000</b>	- 20.6%
Median Sales Price*	\$665,000	<b>\$682,500</b>	+ 2.6%	\$678,888	<b>\$670,000</b>	- 1.3%
Highest Sale Price*	\$1,650,000	<b>\$1,550,000</b>	- 6.1%	\$2,630,000	<b>\$1,655,000</b>	- 37.1%
Percent of Original List Price Received*	95.3%	<b>93.3%</b>	- 2.0%	97.1%	<b>94.5%</b>	- 2.7%
Inventory of Homes for Sale	130	107	- 17.9%	--	--	--
Months Supply of Inventory	4.7	4.7	- 1.4%	--	--	--

\* 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.

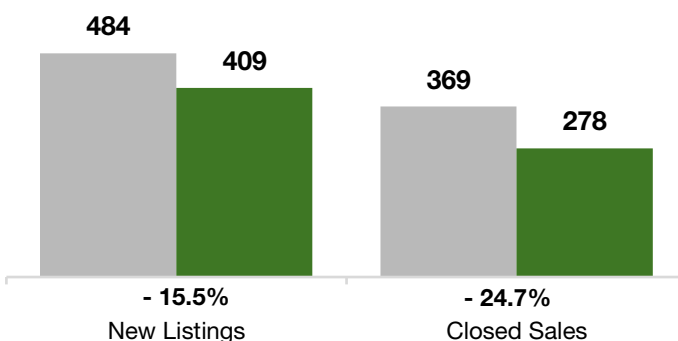
### Last 3 Months

■ Thru 12-2022  
■ Thru 12-2023



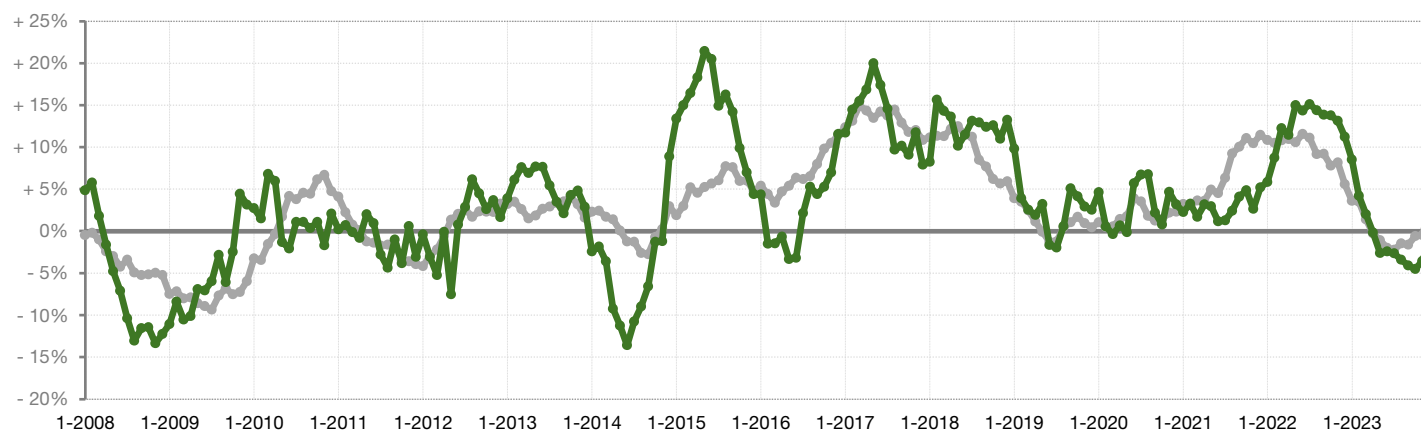
### Year to Date

■ Thru 12-2022  
■ Thru 12-2023



### 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 January 5, 2024. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2024 ShowingTime.