

Local Market Update through December 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

- 6.8%

- 8.7%

+ 7.1%

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	133	124	- 6.8%	770	621	- 19.4%
Pending Sales	92	85	- 7.6%	489	434	- 11.2%
Closed Sales	115	105	- 8.7%	555	422	- 24.0%
Lowest Sale Price*	\$170,000	\$162,678	- 4.3%	\$81,000	\$123,000	+ 51.9%
Median Sales Price*	\$518,000	\$555,000	+ 7.1%	\$525,000	\$540,000	+ 2.9%
Highest Sale Price*	\$950,000	\$1,010,000	+ 6.3%	\$1,250,000	\$1,200,000	- 4.0%
Percent of Original List Price Received*	94.1%	95.2%	+ 1.2%	96.6%	95.0%	- 1.6%
Inventory of Homes for Sale	230	145	- 37.0%	--	--	--
Months Supply of Inventory	5.4	4.0	- 25.5%	--	--	--

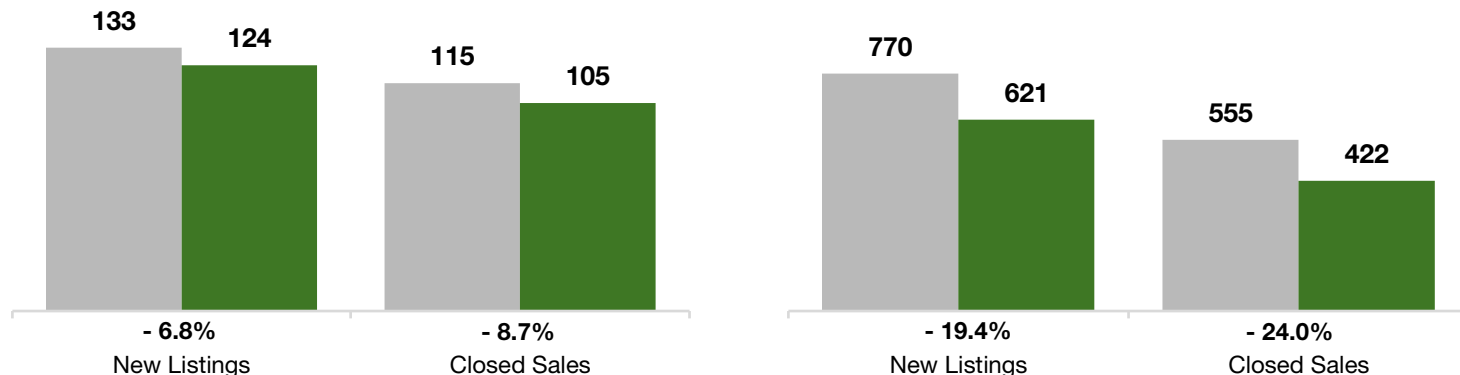
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 12-2022
■ Thru 12-2023

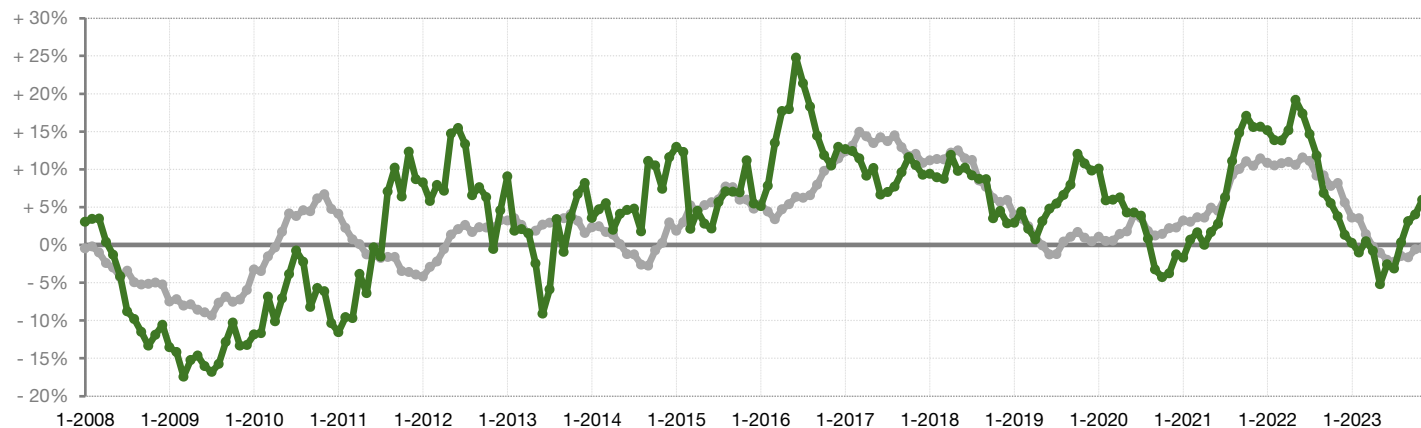
Year to Date

■ Thru 12-2022
■ Thru 12-2023



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

All MLS —
North 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.