

# Local Market Update through December 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

**+ 10.1%**

Year-Over-Year Change in New Listings

**- 0.5%**

Year-Over-Year Change in Closed Sales

**+ 4.1%**

One-Year Change in Median Sales Price\*

### Last 3 Months

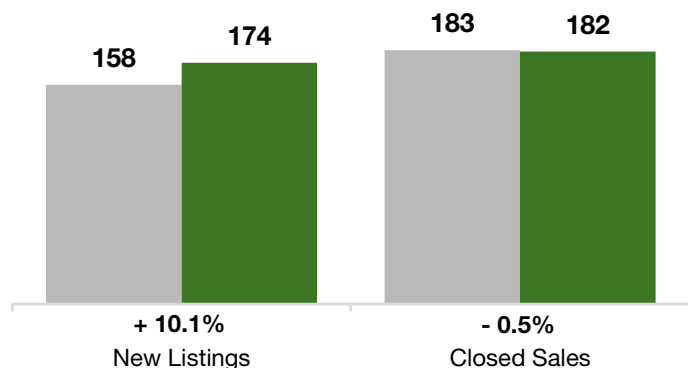
### Year to Date

	Thru 12-2022	Thru 12-2023	+ / -	Thru 12-2022	Thru 12-2023	+ / -
New Listings	158	<b>174</b>	+ 10.1%	1,104	<b>900</b>	- 18.5%
Pending Sales	119	<b>159</b>	+ 33.6%	790	<b>666</b>	- 15.7%
Closed Sales	183	<b>182</b>	- 0.5%	910	<b>656</b>	- 27.9%
Lowest Sale Price*	\$250,000	<b>\$320,000</b>	+ 28.0%	\$250,000	<b>\$205,000</b>	- 18.0%
Median Sales Price*	\$725,000	<b>\$755,000</b>	+ 4.1%	\$715,000	<b>\$730,000</b>	+ 2.1%
Highest Sale Price*	\$2,585,000	<b>\$1,625,000</b>	- 37.1%	\$3,050,000	<b>\$2,525,000</b>	- 17.2%
Percent of Original List Price Received*	95.6%	<b>95.7%</b>	+ 0.1%	97.7%	<b>95.2%</b>	- 2.6%
Inventory of Homes for Sale	271	<b>207</b>	- 23.6%	--	--	--
Months Supply of Inventory	3.9	<b>3.8</b>	- 4.0%	--	--	--

\* 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.

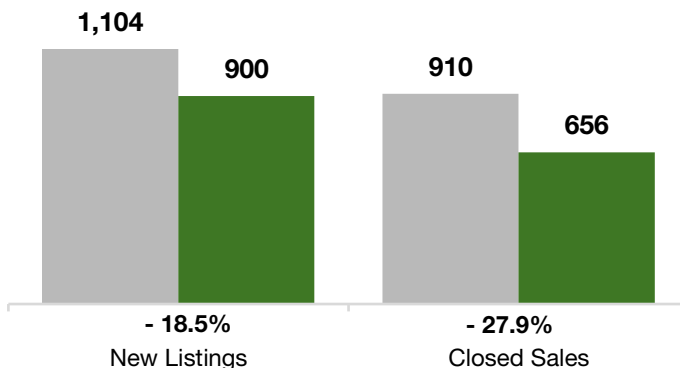
### Last 3 Months

■ Thru 12-2022  
■ Thru 12-2023



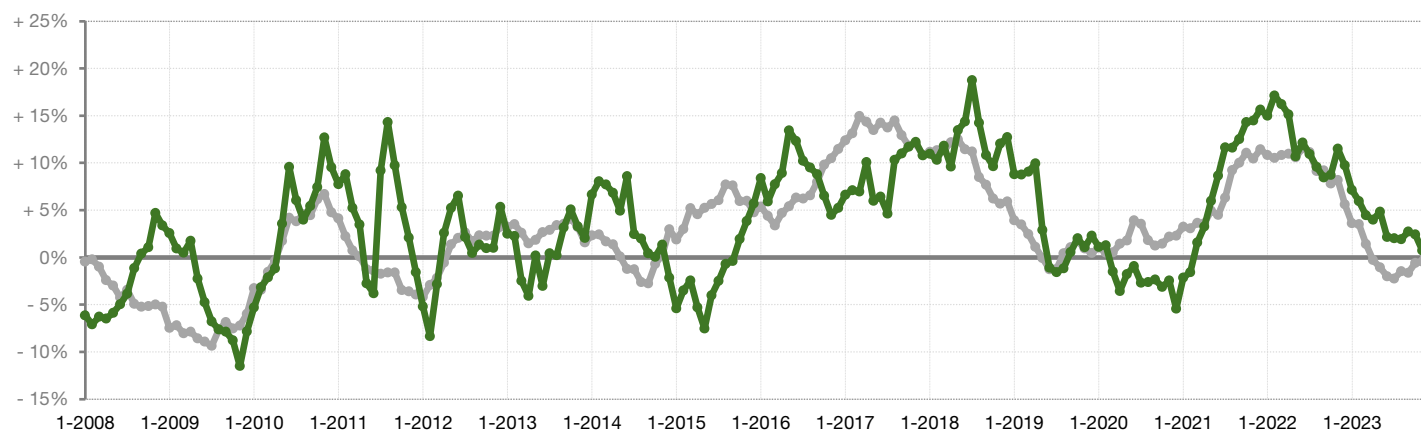
### Year to Date

■ Thru 12-2022  
■ Thru 12-2023



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

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