

Local Market Update through December 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

- 8.3%

- 13.3%

+ 10.4%

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	72	66	- 8.3%	510	369	- 27.6%
Pending Sales	72	57	- 20.8%	362	297	- 18.0%
Closed Sales	83	72	- 13.3%	389	291	- 25.2%
Lowest Sale Price*	\$145,000	\$420,000	+ 189.7%	\$75,000	\$120,000	+ 60.0%
Median Sales Price*	\$660,000	\$728,500	+ 10.4%	\$675,000	\$695,000	+ 3.0%
Highest Sale Price*	\$1,045,000	\$1,625,000	+ 55.5%	\$1,570,000	\$1,625,000	+ 3.5%
Percent of Original List Price Received*	94.3%	97.9%	+ 3.8%	95.5%	94.8%	- 0.7%
Inventory of Homes for Sale	123	84	- 31.9%	--	--	--
Months Supply of Inventory	4.1	3.3	- 17.4%	--	--	--

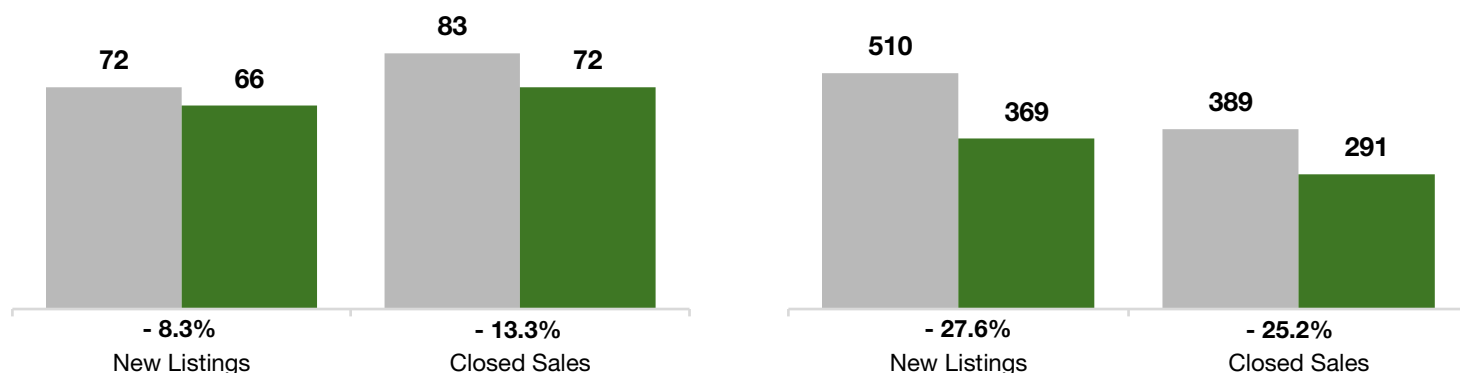
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 12-2022
■ Thru 12-2023

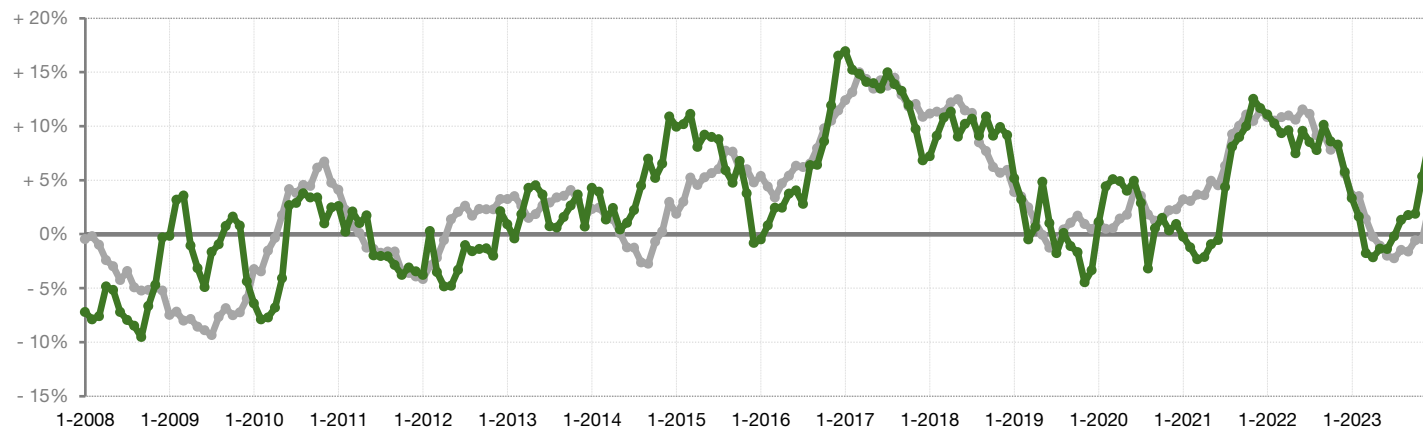
Year to Date

■ Thru 12-2022
■ Thru 12-2023



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

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