

Local Market Update through January 2024

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

- 5.0%

Year-Over-Year Change in New Listings

- 5.4%

Year-Over-Year Change in Closed Sales

+ 6.0%

One-Year Change in Median Sales Price*

Last 3 Months

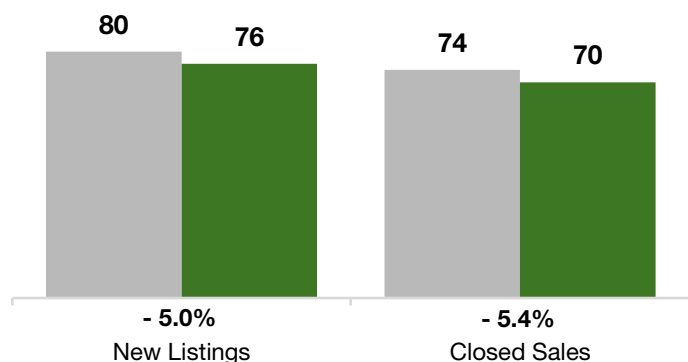
Year to Date

	Thru 1-2023	Thru 1-2024	+ / -	Thru 1-2023	Thru 1-2024	+ / -
New Listings	80	76	- 5.0%	36	27	- 25.0%
Pending Sales	66	58	- 12.1%	24	28	+ 16.7%
Closed Sales	74	70	- 5.4%	23	18	- 21.7%
Lowest Sale Price*	\$211,000	\$282,000	+ 33.6%	\$290,000	\$282,000	- 2.8%
Median Sales Price*	\$650,000	\$689,000	+ 6.0%	\$605,000	\$629,000	+ 4.0%
Highest Sale Price*	\$1,650,000	\$1,550,000	- 6.1%	\$1,650,000	\$1,550,000	- 6.1%
Percent of Original List Price Received*	94.0%	93.5%	- 0.5%	93.5%	96.2%	+ 2.8%
Inventory of Homes for Sale	116	104	- 9.8%	--	--	--
Months Supply of Inventory	4.3	4.6	+ 7.8%	--	--	--

* 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.

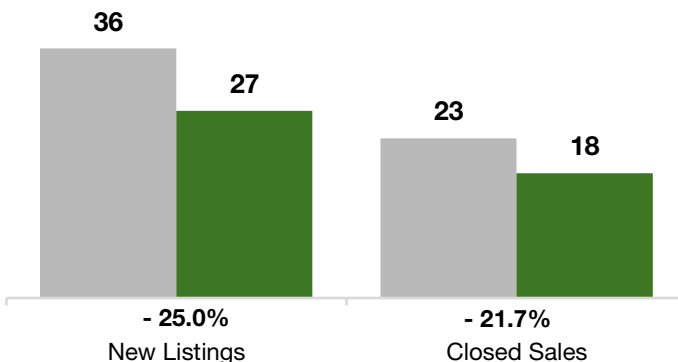
Last 3 Months

■ Thru 1-2023
■ Thru 1-2024



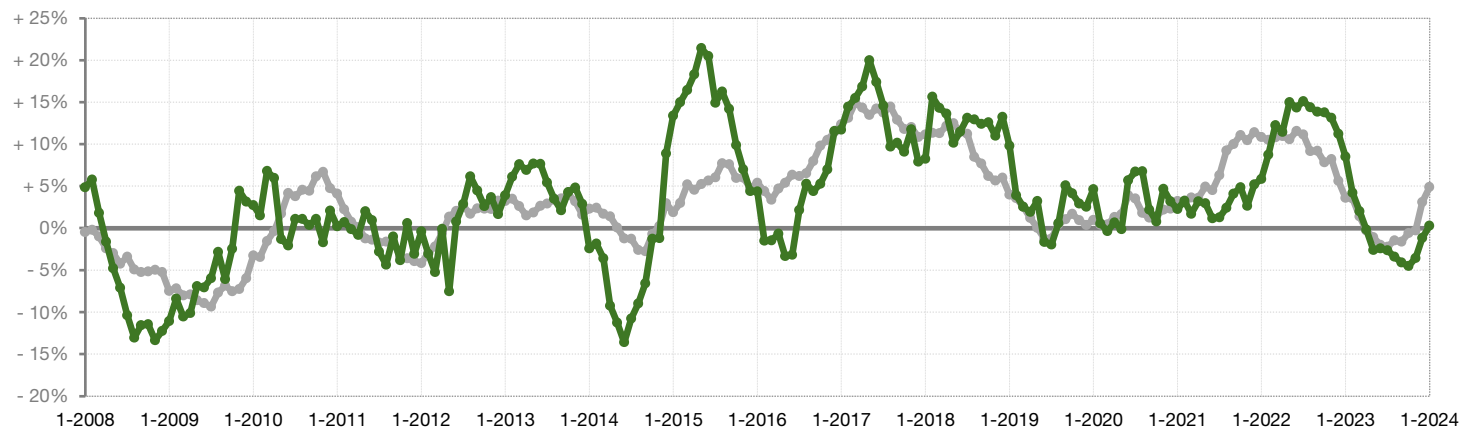
Year to Date

■ Thru 1-2023
■ Thru 1-2024



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