

# Local Market Update through January 2024

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

**- 9.0%**

**- 24.3%**

**+ 6.8%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

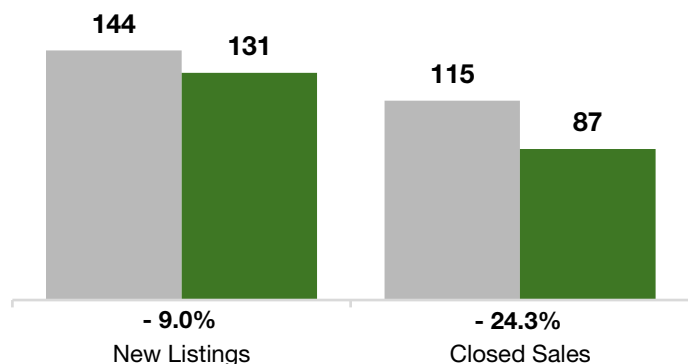
### Year to Date

	Thru 1-2023	Thru 1-2024	+ / -	Thru 1-2023	Thru 1-2024	+ / -
New Listings	144	131	- 9.0%	61	56	- 8.2%
Pending Sales	73	96	+ 31.5%	14	40	+ 185.7%
Closed Sales	115	87	- 24.3%	38	29	- 23.7%
Lowest Sale Price*	\$123,000	\$147,500	+ 19.9%	\$123,000	\$147,500	+ 19.9%
Median Sales Price*	\$515,000	\$550,000	+ 6.8%	\$515,000	\$537,000	+ 4.3%
Highest Sale Price*	\$1,110,000	\$1,010,000	- 9.0%	\$1,110,000	\$980,000	- 11.7%
Percent of Original List Price Received*	93.9%	94.3%	+ 0.4%	94.1%	94.6%	+ 0.6%
Inventory of Homes for Sale	223	143	- 35.8%	--	--	--
Months Supply of Inventory	5.5	3.9	- 28.1%	--	--	--

\* 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.

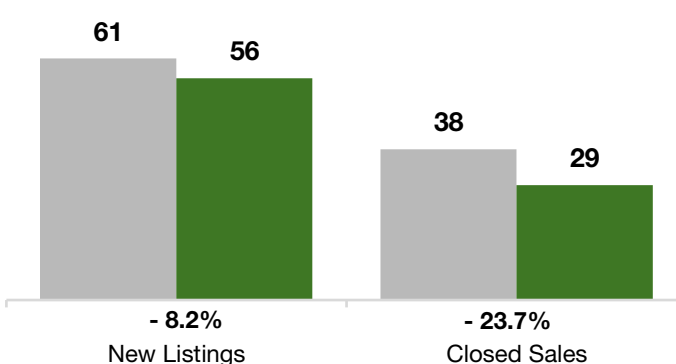
### Last 3 Months

■ Thru 1-2023  
■ Thru 1-2024



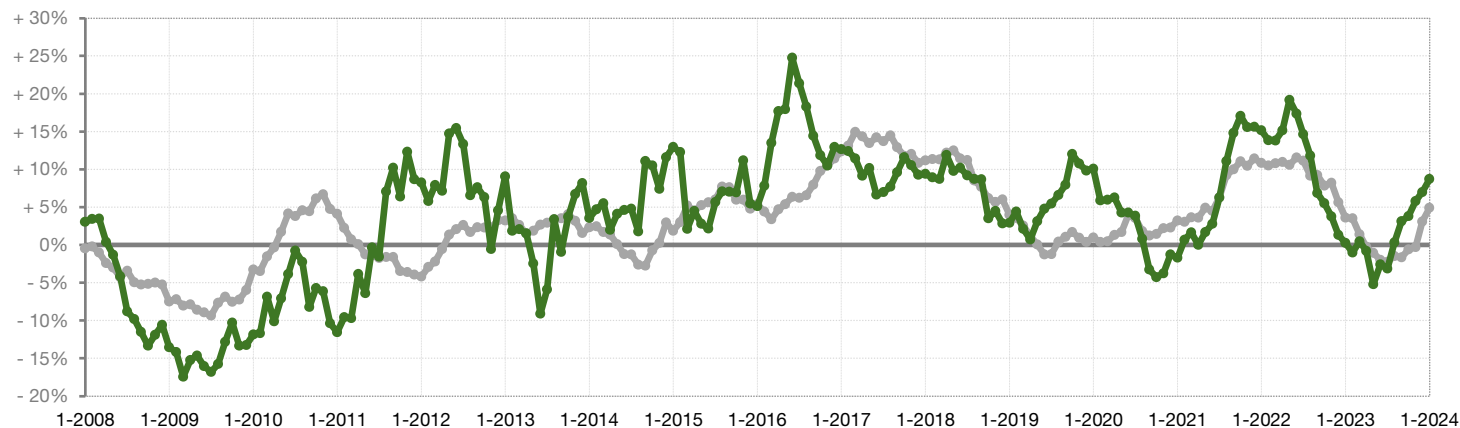
### Year to Date

■ Thru 1-2023  
■ Thru 1-2024



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

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