

# Local Market Update through January 2024

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

**+ 5.0%**

Year-Over-Year Change in New Listings

**+ 9.7%**

Year-Over-Year Change in Closed Sales

**+ 4.2%**

One-Year Change in Median Sales Price\*

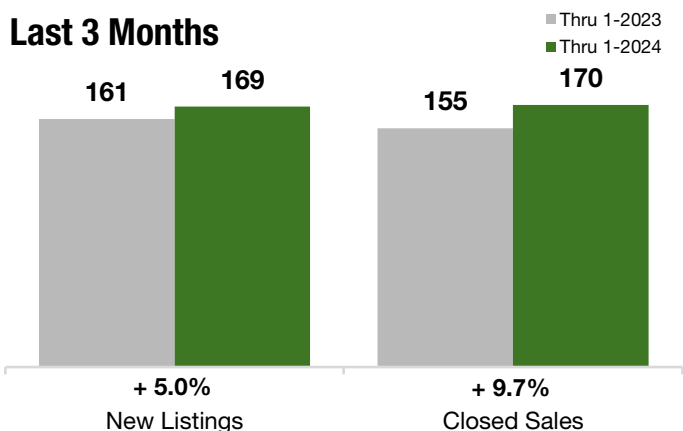
### Last 3 Months

### Year to Date

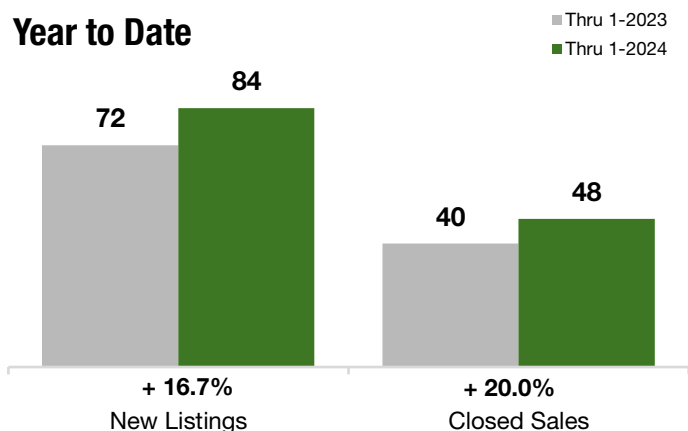
	Thru 1-2023	Thru 1-2024	+ / -	Thru 1-2023	Thru 1-2024	+ / -
New Listings	161	<b>169</b>	+ 5.0%	72	<b>84</b>	+ 16.7%
Pending Sales	109	<b>133</b>	+ 22.0%	31	<b>49</b>	+ 58.1%
Closed Sales	155	<b>170</b>	+ 9.7%	40	<b>48</b>	+ 20.0%
Lowest Sale Price*	\$250,000	<b>\$258,500</b>	+ 3.4%	\$390,000	<b>\$258,500</b>	- 33.7%
Median Sales Price*	\$720,000	<b>\$750,000</b>	+ 4.2%	\$729,500	<b>\$747,055</b>	+ 2.4%
Highest Sale Price*	\$2,585,000	<b>\$2,050,000</b>	- 20.7%	\$1,875,000	<b>\$2,050,000</b>	+ 9.3%
Percent of Original List Price Received*	94.7%	<b>95.4%</b>	+ 0.8%	92.7%	<b>94.1%</b>	+ 1.5%
Inventory of Homes for Sale	254	<b>201</b>	- 20.9%	--	--	--
Months Supply of Inventory	3.8	<b>3.6</b>	- 6.1%	--	--	--

\* 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.

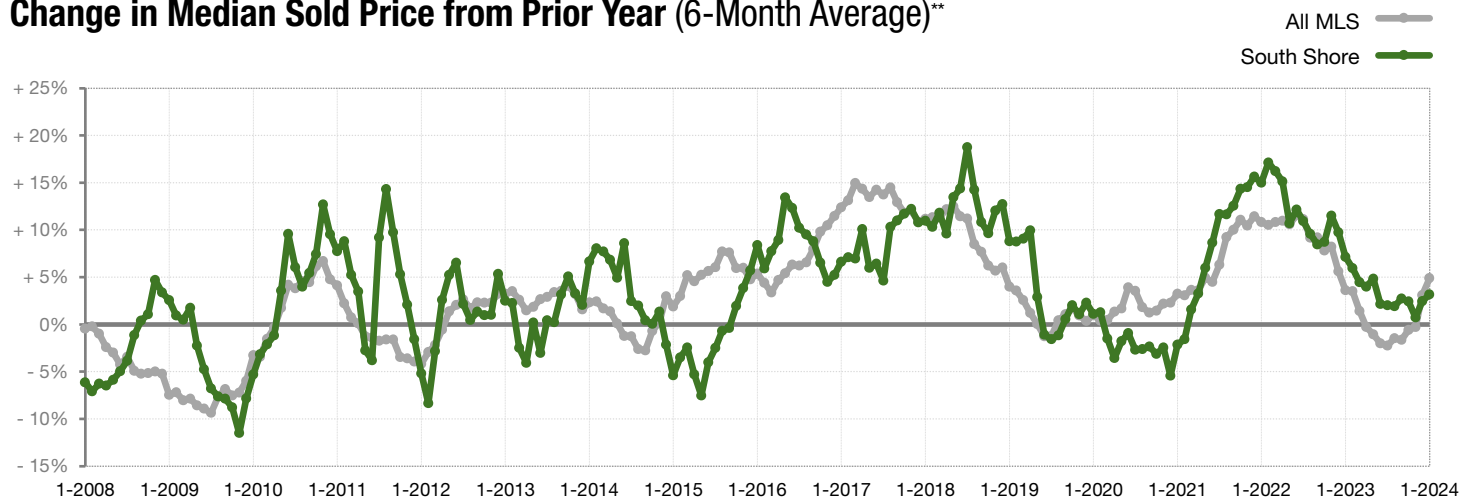
### Last 3 Months



### Year to Date



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



\*\*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.