

Local Market Update through January 2024

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

+ 7.1%

- 10.3%

+ 17.9%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

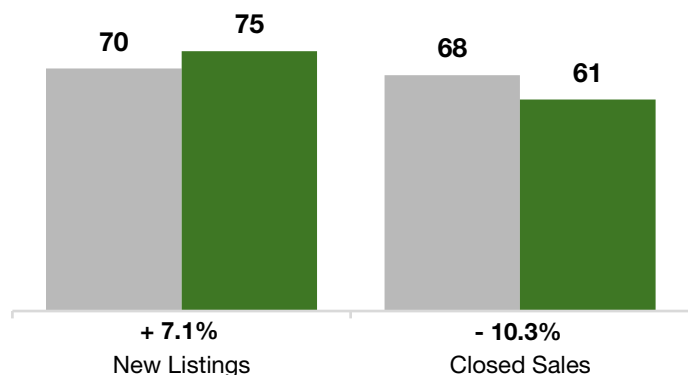
Year to Date

	Thru 1-2023	Thru 1-2024	+ / -	Thru 1-2023	Thru 1-2024	+ / -
New Listings	70	75	+ 7.1%	28	38	+ 35.7%
Pending Sales	66	53	- 19.7%	16	16	0.0%
Closed Sales	68	61	- 10.3%	15	19	+ 26.7%
Lowest Sale Price*	\$150,000	\$220,000	+ 46.7%	\$175,000	\$220,000	+ 25.7%
Median Sales Price*	\$627,500	\$740,000	+ 17.9%	\$580,000	\$670,000	+ 15.5%
Highest Sale Price*	\$995,000	\$1,300,000	+ 30.7%	\$915,000	\$1,175,000	+ 28.4%
Percent of Original List Price Received*	93.8%	96.3%	+ 2.6%	92.7%	92.4%	- 0.2%
Inventory of Homes for Sale	111	84	- 24.1%	--	--	--
Months Supply of Inventory	3.7	3.4	- 7.5%	--	--	--

* 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.

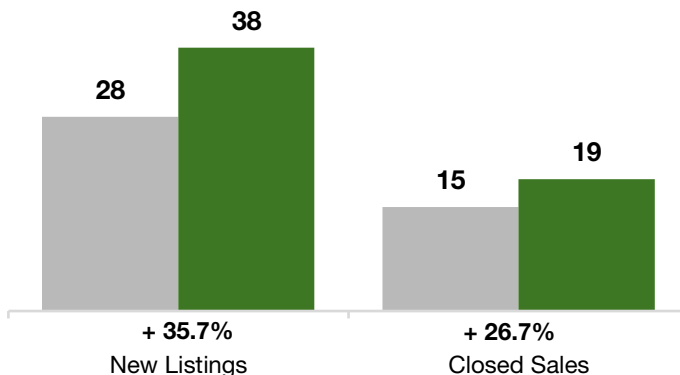
Last 3 Months

■ Thru 1-2023
■ Thru 1-2024



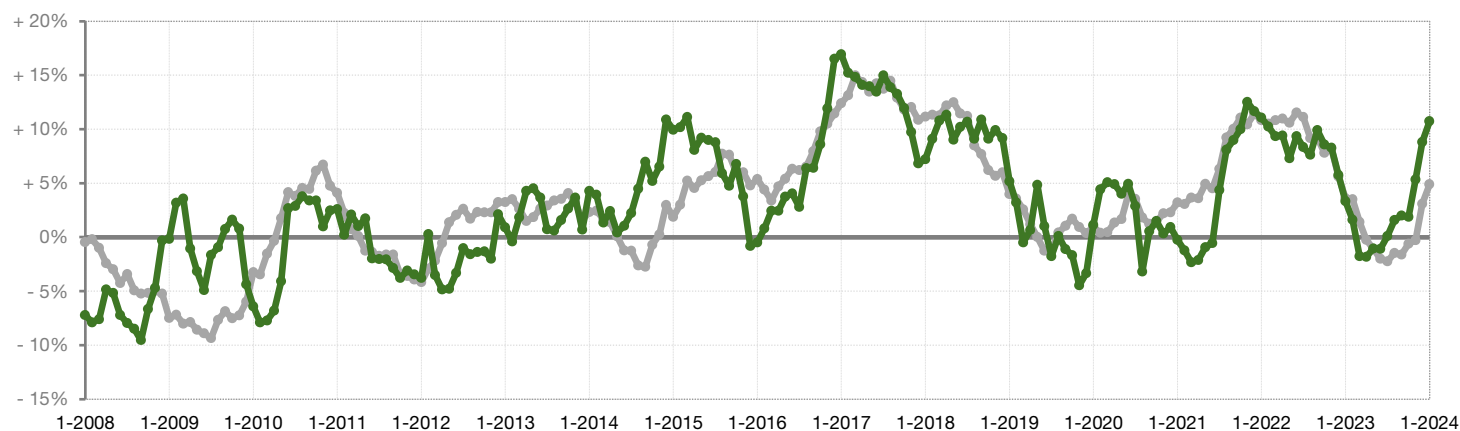
Year to Date

■ Thru 1-2023
■ Thru 1-2024



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

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