

Local Market Update through February 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

- 12.6%

Year-Over-Year Change in New Listings

- 1.5%

Year-Over-Year Change in Closed Sales

+ 8.9%

One-Year Change in Median Sales Price*

Last 3 Months

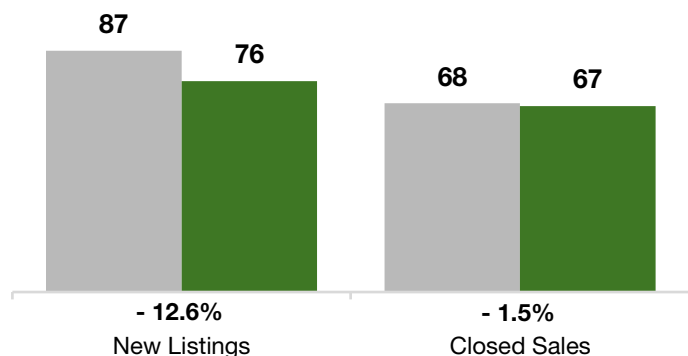
Year to Date

	Thru 2-2023	Thru 2-2024	+ / -	Thru 2-2023	Thru 2-2024	+ / -
New Listings	87	76	- 12.6%	66	56	- 15.2%
Pending Sales	56	66	+ 17.9%	42	51	+ 21.4%
Closed Sales	68	67	- 1.5%	40	35	- 12.5%
Lowest Sale Price*	\$211,000	\$282,000	+ 33.6%	\$250,000	\$282,000	+ 12.8%
Median Sales Price*	\$633,556	\$690,000	+ 8.9%	\$612,500	\$690,000	+ 12.7%
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%	93.9%	- 0.0%	93.2%	95.8%	+ 2.8%
Inventory of Homes for Sale	110	97	- 12.1%	--	--	--
Months Supply of Inventory	4.2	4.3	+ 0.9%	--	--	--

* 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.

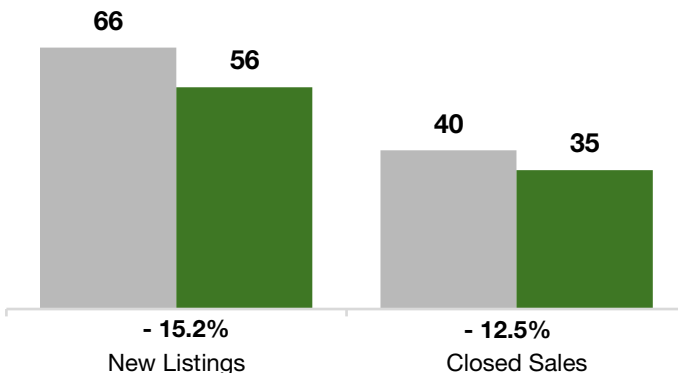
Last 3 Months

■ Thru 2-2023
■ Thru 2-2024



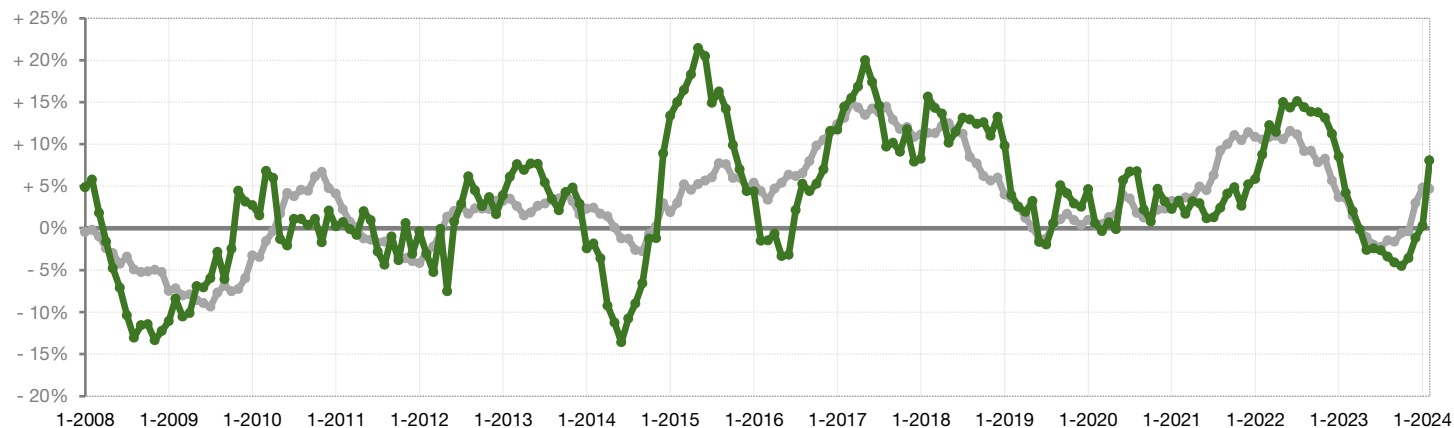
Year to Date

■ Thru 2-2023
■ Thru 2-2024



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