

Local Market Update through February 2024

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

+ 43.8%

- 13.4%

- 1.2%

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 2-2023	Thru 2-2024	+ / -	Thru 2-2023	Thru 2-2024	+ / -
New Listings	96	138	+ 43.8%	71	105	+ 47.9%
Pending Sales	94	102	+ 8.5%	67	73	+ 9.0%
Closed Sales	97	84	- 13.4%	58	48	- 17.2%
Lowest Sale Price*	\$209,000	\$213,000	+ 1.9%	\$222,500	\$213,000	- 4.3%
Median Sales Price*	\$620,000	\$612,500	- 1.2%	\$702,500	\$665,000	- 5.3%
Highest Sale Price*	\$1,280,000	\$1,425,000	+ 11.3%	\$1,280,000	\$1,425,000	+ 11.3%
Percent of Original List Price Received*	94.5%	96.4%	+ 2.0%	94.4%	96.2%	+ 1.9%
Inventory of Homes for Sale	155	118	- 23.5%	--	--	--
Months Supply of Inventory	4.0	3.3	- 15.7%	--	--	--

* 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

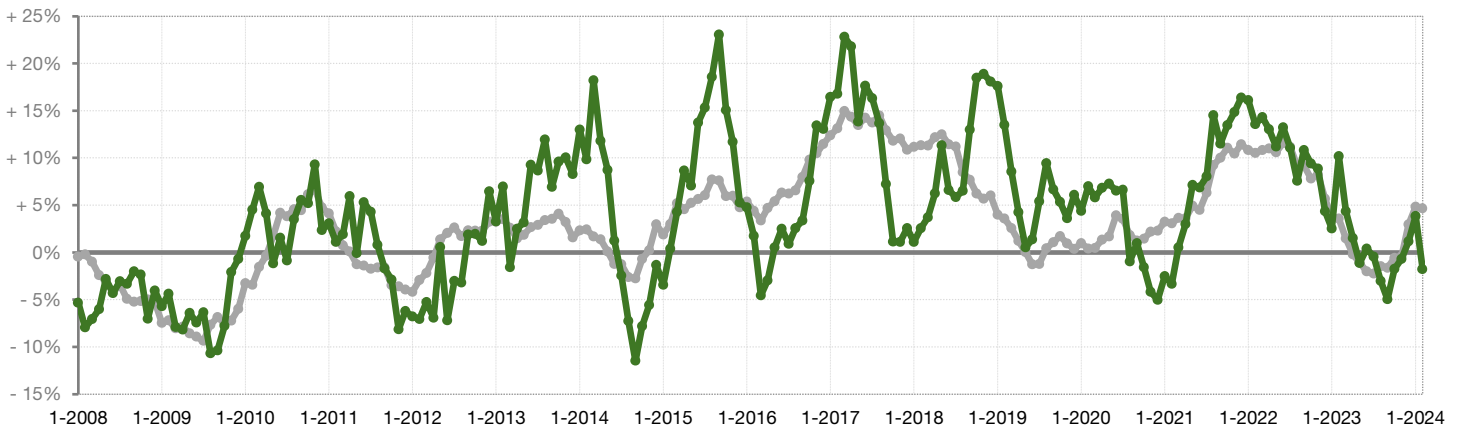
Year to Date

■ Thru 2-2023
■ Thru 2-2024



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

All MLS —
Heartland —



**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.