

# Local Market Update through February 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

**- 21.0%**

**- 16.2%**

**+ 8.9%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

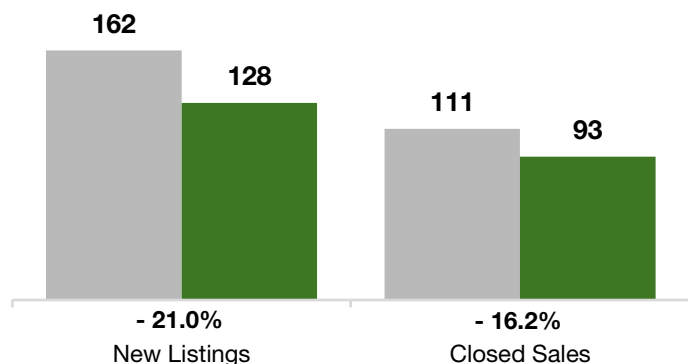
### Year to Date

	Thru 2-2023	Thru 2-2024	+ / -	Thru 2-2023	Thru 2-2024	+ / -
New Listings	162	128	- 21.0%	127	96	- 24.4%
Pending Sales	74	109	+ 47.3%	46	79	+ 71.7%
Closed Sales	111	93	- 16.2%	63	57	- 9.5%
Lowest Sale Price*	\$123,000	\$147,500	+ 19.9%	\$123,000	\$147,500	+ 19.9%
Median Sales Price*	\$495,000	\$539,000	+ 8.9%	\$498,000	\$522,000	+ 4.8%
Highest Sale Price*	\$1,110,000	\$1,010,000	- 9.0%	\$1,110,000	\$980,000	- 11.7%
Percent of Original List Price Received*	93.6%	94.9%	+ 1.4%	93.1%	94.9%	+ 2.0%
Inventory of Homes for Sale	222	138	- 37.7%	--	--	--
Months Supply of Inventory	5.6	3.7	- 34.0%	--	--	--

\* 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.

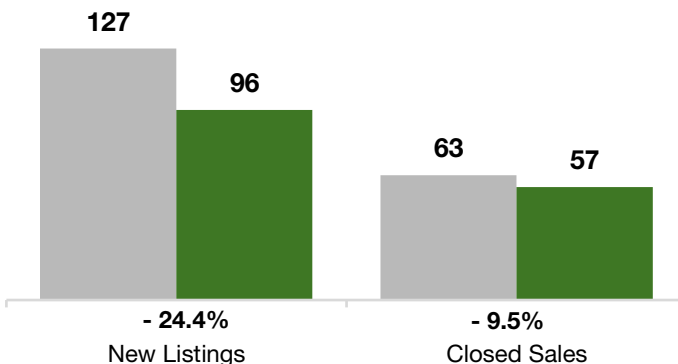
### Last 3 Months

■ Thru 2-2023  
■ Thru 2-2024



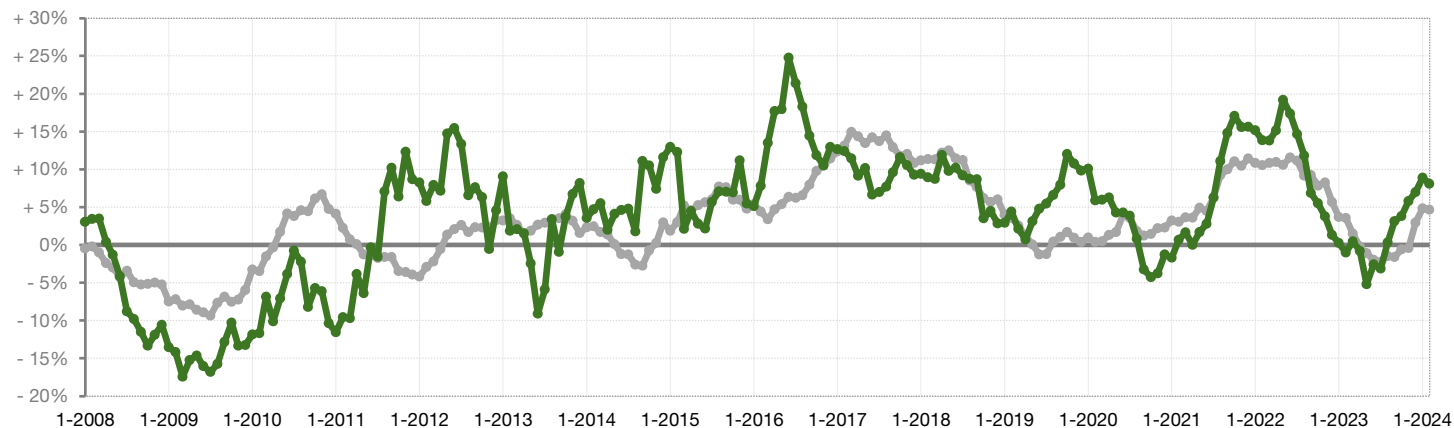
### Year to Date

■ Thru 2-2023  
■ Thru 2-2024



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

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