

Local Market Update through February 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

+ 2.3%

Year-Over-Year Change in
New Listings

+ 13.7%

Year-Over-Year Change in
Closed Sales

+ 4.3%

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	172	176	+ 2.3%	149	152	+ 2.0%
Pending Sales	118	129	+ 9.3%	85	88	+ 3.5%
Closed Sales	131	149	+ 13.7%	71	77	+ 8.5%
Lowest Sale Price*	\$250,000	\$258,500	+ 3.4%	\$310,000	\$258,500	- 16.6%
Median Sales Price*	\$700,000	\$730,000	+ 4.3%	\$720,000	\$728,000	+ 1.1%
Highest Sale Price*	\$2,525,000	\$2,050,000	- 18.8%	\$2,525,000	\$2,050,000	- 18.8%
Percent of Original List Price Received*	92.8%	94.9%	+ 2.2%	91.3%	93.6%	+ 2.5%
Inventory of Homes for Sale	240	198	- 17.6%	--	--	--
Months Supply of Inventory	3.8	3.5	- 7.6%	--	--	--

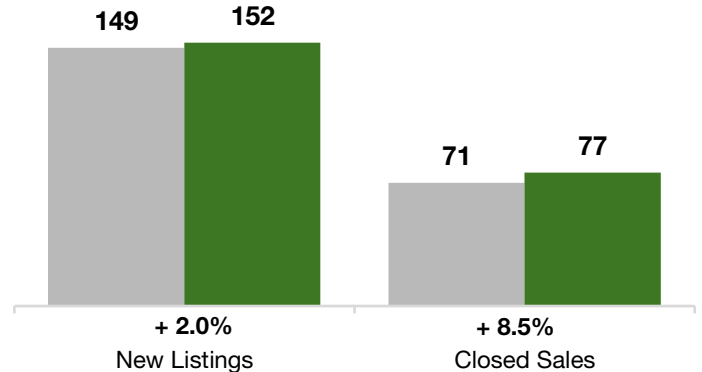
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 2-2023
■ Thru 2-2024

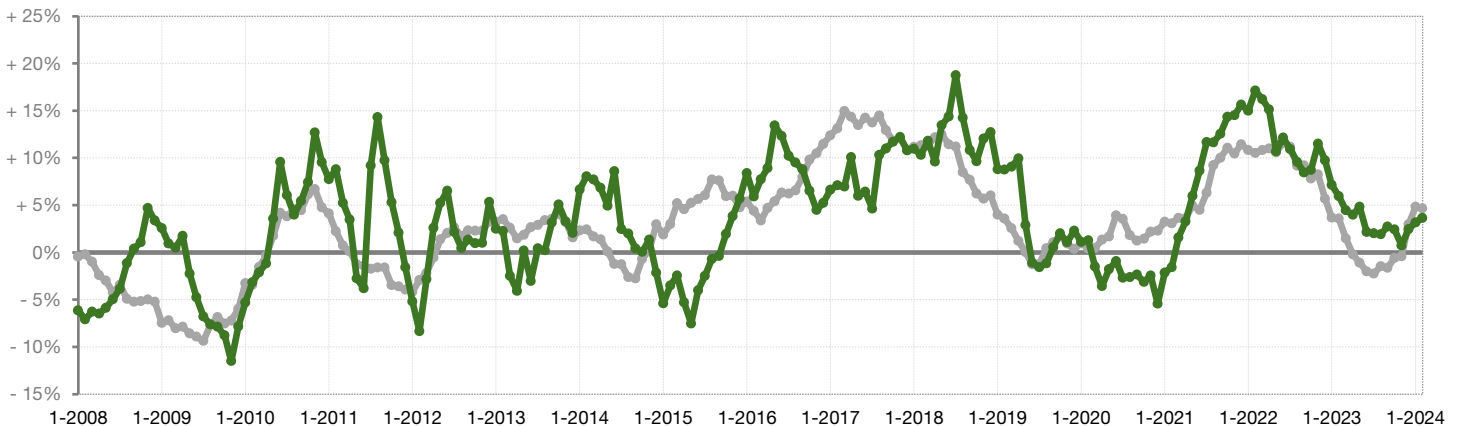
Year to Date

■ Thru 2-2023
■ Thru 2-2024



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

All MLS —
South 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.