

# Local Market Update through February 2024

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



## The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

**- 46.0%**

Year-Over-Year Change in  
New Listings

**- 7.5%**

Year-Over-Year Change in  
Closed Sales

**+ 9.1%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

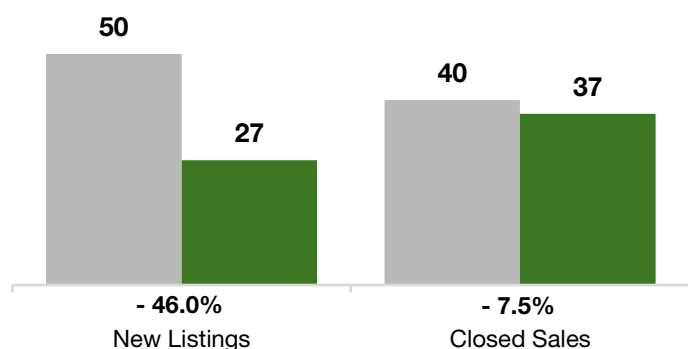
### Year to Date

	Thru 2-2023	Thru 2-2024	+ / -	Thru 2-2023	Thru 2-2024	+ / -
New Listings	50	27	- 46.0%	39	23	- 41.0%
Pending Sales	35	28	- 20.0%	24	22	- 8.3%
Closed Sales	40	37	- 7.5%	26	24	- 7.7%
Lowest Sale Price*	\$310,000	<b>\$380,000</b>	+ 22.6%	\$310,000	<b>\$380,000</b>	+ 22.6%
Median Sales Price*	\$935,000	<b>\$1,020,000</b>	+ 9.1%	\$1,085,000	<b>\$1,094,000</b>	+ 0.8%
Highest Sale Price*	\$3,550,000	<b>\$3,555,000</b>	+ 0.1%	\$1,775,000	<b>\$3,500,000</b>	+ 97.2%
Percent of Original List Price Received*	92.4%	<b>91.7%</b>	- 0.8%	92.1%	<b>92.9%</b>	+ 0.8%
Inventory of Homes for Sale	86	55	- 36.2%	--	--	--
Months Supply of Inventory	5.4	3.9	- 28.3%	--	--	--

\* 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.

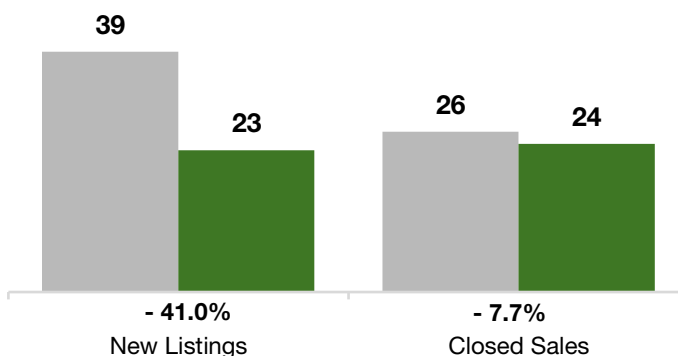
### Last 3 Months

■ Thru 2-2023  
■ Thru 2-2024



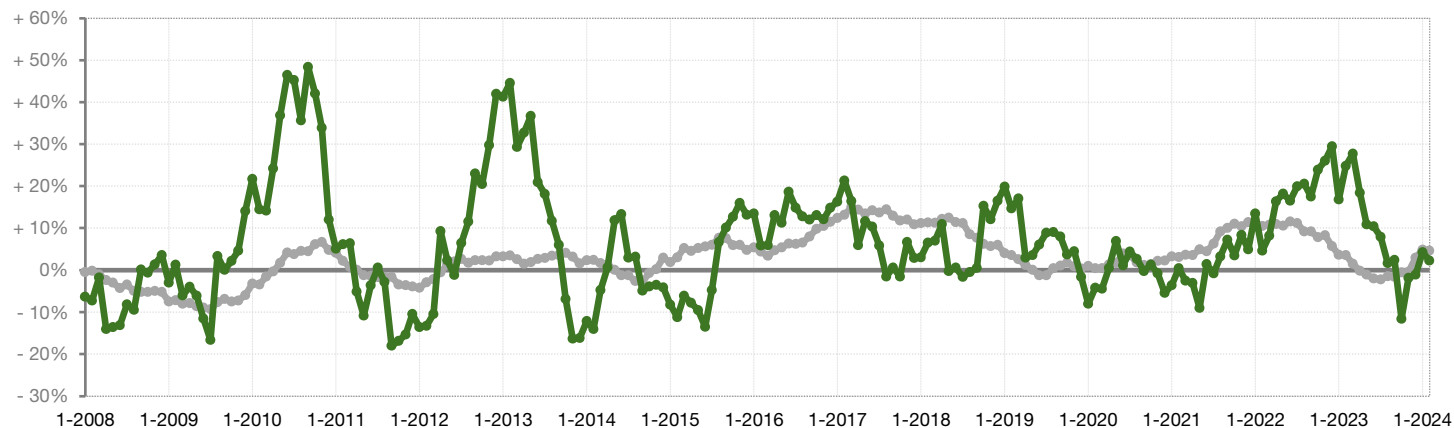
### Year to Date

■ Thru 2-2023  
■ Thru 2-2024



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

All MLS —  
The Hills —



\*\*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.