

Local Market Update through February 2024

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

+ 6.8%

Year-Over-Year Change in New Listings

- 7.8%

Year-Over-Year Change in Closed Sales

+ 14.5%

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	74	79	+ 6.8%	56	69	+ 23.2%
Pending Sales	65	67	+ 3.1%	42	41	- 2.4%
Closed Sales	64	59	- 7.8%	31	36	+ 16.1%
Lowest Sale Price*	\$135,000	\$220,000	+ 63.0%	\$135,000	\$220,000	+ 63.0%
Median Sales Price*	\$602,500	\$690,000	+ 14.5%	\$580,000	\$665,000	+ 14.7%
Highest Sale Price*	\$995,000	\$1,680,000	+ 68.8%	\$915,000	\$1,680,000	+ 83.6%
Percent of Original List Price Received*	92.2%	94.7%	+ 2.6%	92.1%	92.2%	+ 0.1%
Inventory of Homes for Sale	100	84	- 16.6%	--	--	--
Months Supply of Inventory	3.4	3.4	- 1.2%	--	--	--

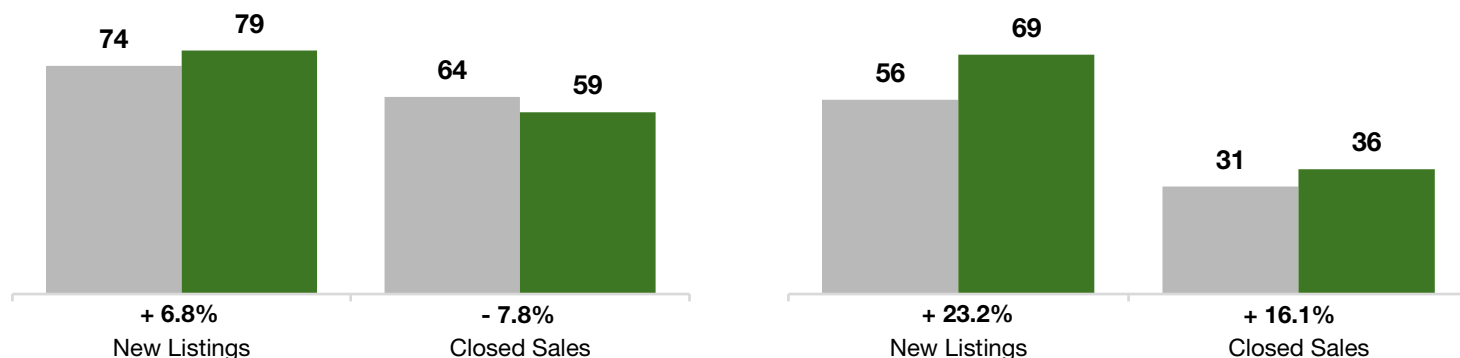
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 2-2023
■ Thru 2-2024

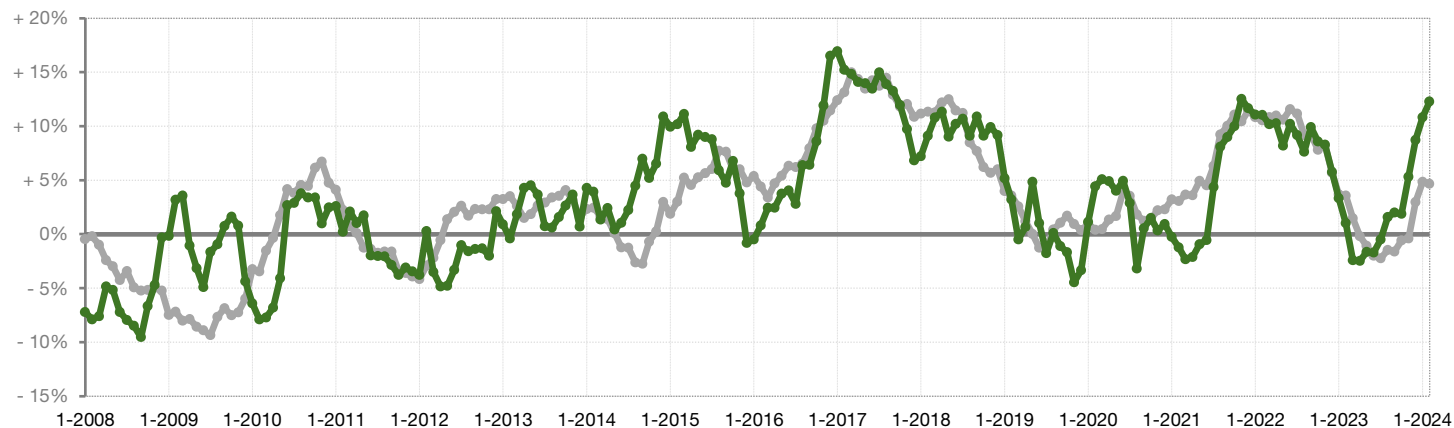
Year to Date

■ Thru 2-2023
■ Thru 2-2024



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

All MLS —
The Lakes —



**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.