

Local Market Update through March 2024

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



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

- 24.6%

- 14.9%

+ 4.1%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

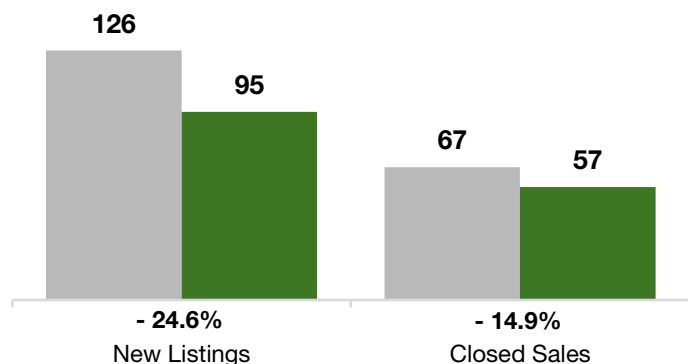
Year to Date

	Thru 3-2023	Thru 3-2024	+ / -	Thru 3-2023	Thru 3-2024	+ / -
New Listings	126	95	- 24.6%	126	95	- 24.6%
Pending Sales	81	84	+ 3.7%	81	84	+ 3.7%
Closed Sales	67	57	- 14.9%	67	57	- 14.9%
Lowest Sale Price*	\$250,000	\$218,000	- 12.8%	\$250,000	\$218,000	- 12.8%
Median Sales Price*	\$663,000	\$690,000	+ 4.1%	\$663,000	\$690,000	+ 4.1%
Highest Sale Price*	\$1,650,000	\$1,550,000	- 6.1%	\$1,650,000	\$1,550,000	- 6.1%
Percent of Original List Price Received*	93.4%	96.3%	+ 3.1%	93.4%	96.3%	+ 3.1%
Inventory of Homes for Sale	113	92	- 18.6%	--	--	--
Months Supply of Inventory	4.4	4.0	- 8.2%	--	--	--

* 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.

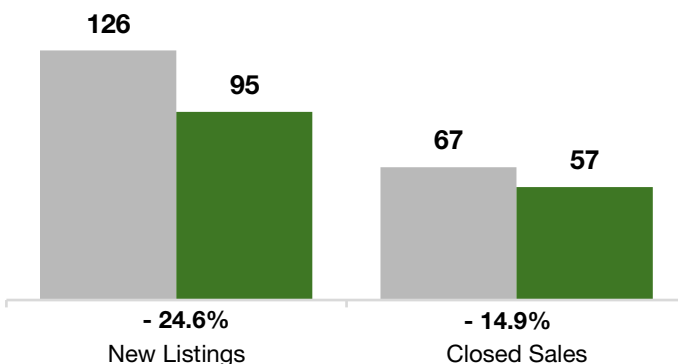
Last 3 Months

■ Thru 3-2023
■ Thru 3-2024



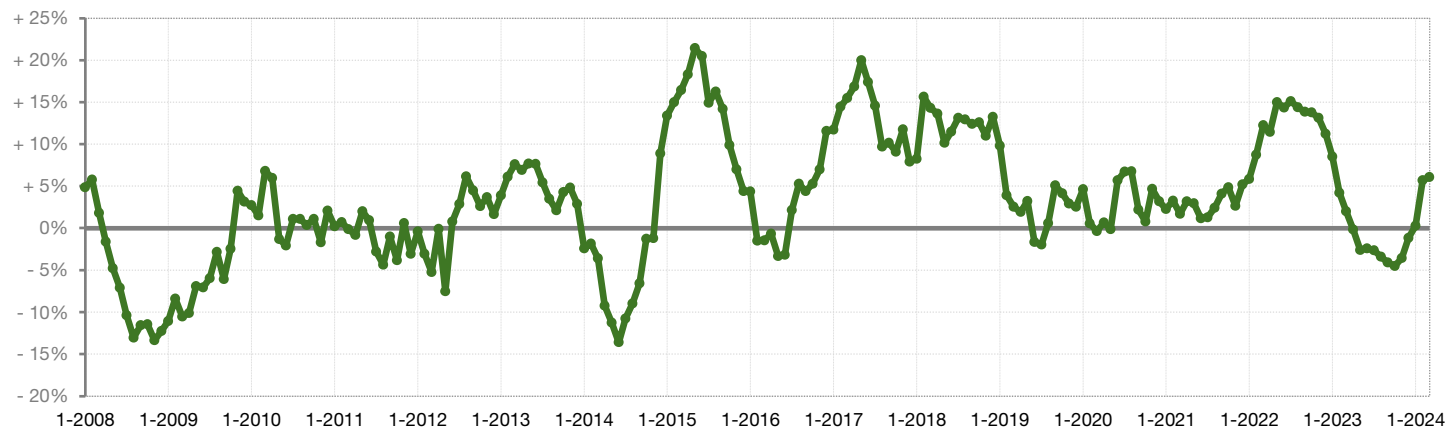
Year to Date

■ Thru 3-2023
■ Thru 3-2024



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

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