

Local Market Update through March 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

- 25.1%

+ 18.8%

+ 9.1%

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	187	140	- 25.1%	187	140	- 25.1%
Pending Sales	95	111	+ 16.8%	95	111	+ 16.8%
Closed Sales	80	95	+ 18.8%	80	95	+ 18.8%
Lowest Sale Price*	\$123,000	\$147,000	+ 19.5%	\$123,000	\$147,000	+ 19.5%
Median Sales Price*	\$494,000	\$539,000	+ 9.1%	\$494,000	\$539,000	+ 9.1%
Highest Sale Price*	\$1,110,000	\$980,000	- 11.7%	\$1,110,000	\$980,000	- 11.7%
Percent of Original List Price Received*	93.1%	95.0%	+ 2.0%	93.1%	95.0%	+ 2.0%
Inventory of Homes for Sale	229	137	- 40.3%	--	--	--
Months Supply of Inventory	6.0	3.6	- 39.3%	--	--	--

* 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.

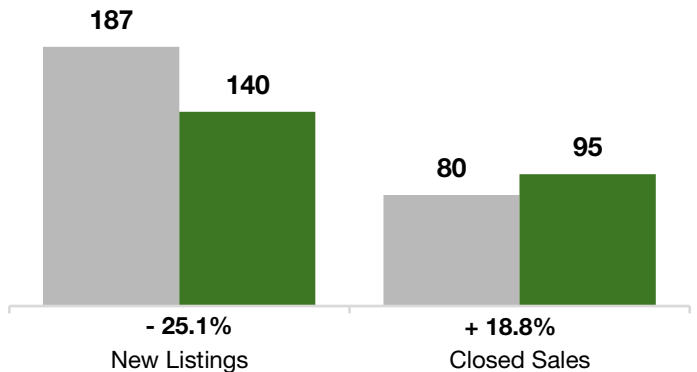
Last 3 Months

■ Thru 3-2023
■ Thru 3-2024



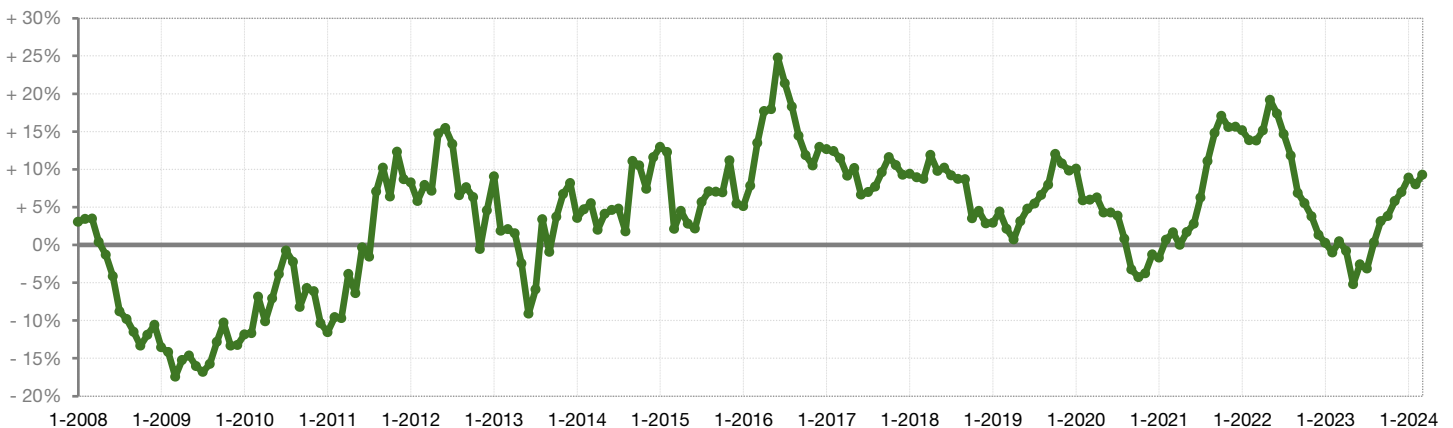
Year to Date

■ Thru 3-2023
■ Thru 3-2024



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

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