

Local Market Update through March 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

+ 8.7%

Year-Over-Year Change in New Listings

- 6.9%

Year-Over-Year Change in Closed Sales

+ 4.6%

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	229	249	+ 8.7%	229	249	+ 8.7%
Pending Sales	155	155	0.0%	155	155	0.0%
Closed Sales	116	108	- 6.9%	116	108	- 6.9%
Lowest Sale Price*	\$310,000	\$258,500	- 16.6%	\$310,000	\$258,500	- 16.6%
Median Sales Price*	\$700,000	\$732,500	+ 4.6%	\$700,000	\$732,500	+ 4.6%
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*	92.7%	94.4%	+ 1.8%	92.7%	94.4%	+ 1.8%
Inventory of Homes for Sale	244	210	- 14.1%	--	--	--
Months Supply of Inventory	4.1	3.8	- 7.6%	--	--	--

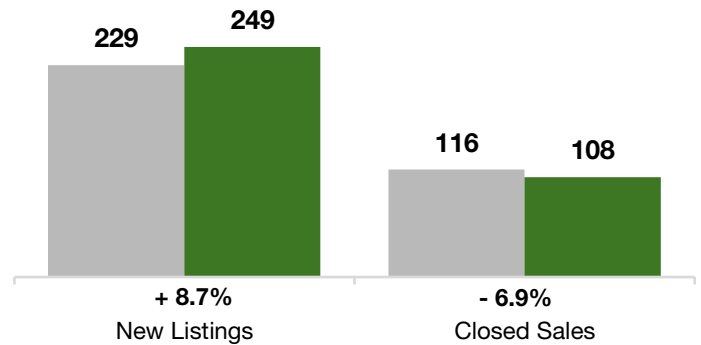
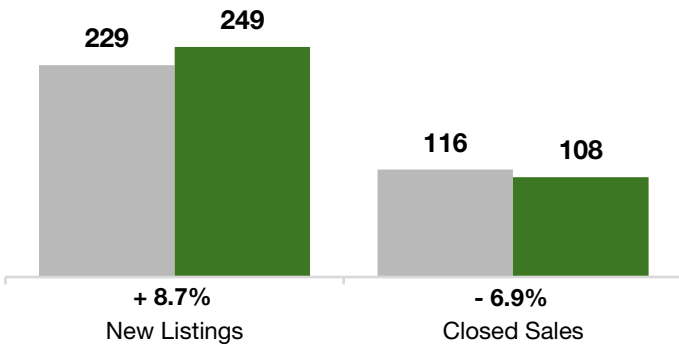
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 3-2023
■ Thru 3-2024

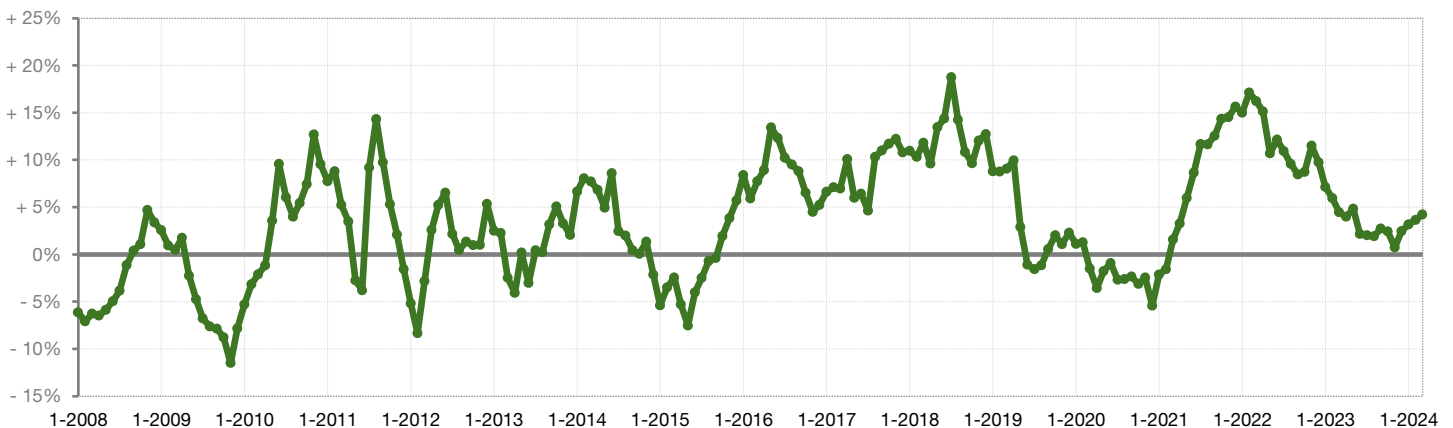
Year to Date

■ Thru 3-2023
■ Thru 3-2024



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

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