

Local Market Update through March 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

+ 18.9%

Year-Over-Year Change in New Listings

+ 24.0%

Year-Over-Year Change in Closed Sales

+ 13.4%

One-Year Change in Median Sales Price*

Last 3 Months

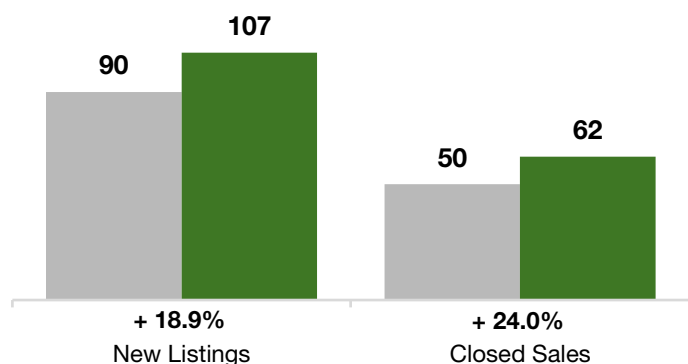
Year to Date

	Thru 3-2023	Thru 3-2024	+ / -	Thru 3-2023	Thru 3-2024	+ / -
New Listings	90	107	+ 18.9%	90	107	+ 18.9%
Pending Sales	72	65	- 9.7%	72	65	- 9.7%
Closed Sales	50	62	+ 24.0%	50	62	+ 24.0%
Lowest Sale Price*	\$135,000	\$220,000	+ 63.0%	\$135,000	\$220,000	+ 63.0%
Median Sales Price*	\$577,500	\$655,000	+ 13.4%	\$577,500	\$655,000	+ 13.4%
Highest Sale Price*	\$1,320,000	\$1,680,000	+ 27.3%	\$1,320,000	\$1,680,000	+ 27.3%
Percent of Original List Price Received*	92.2%	93.2%	+ 1.1%	92.2%	93.2%	+ 1.1%
Inventory of Homes for Sale	98	92	- 6.1%	--	--	--
Months Supply of Inventory	3.4	3.7	+ 8.5%	--	--	--

* 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.

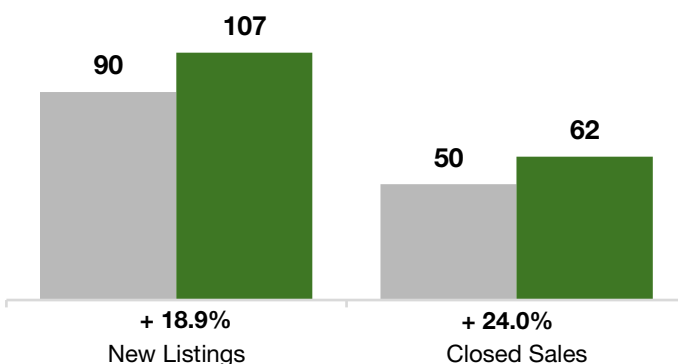
Last 3 Months

■ Thru 3-2023
■ Thru 3-2024



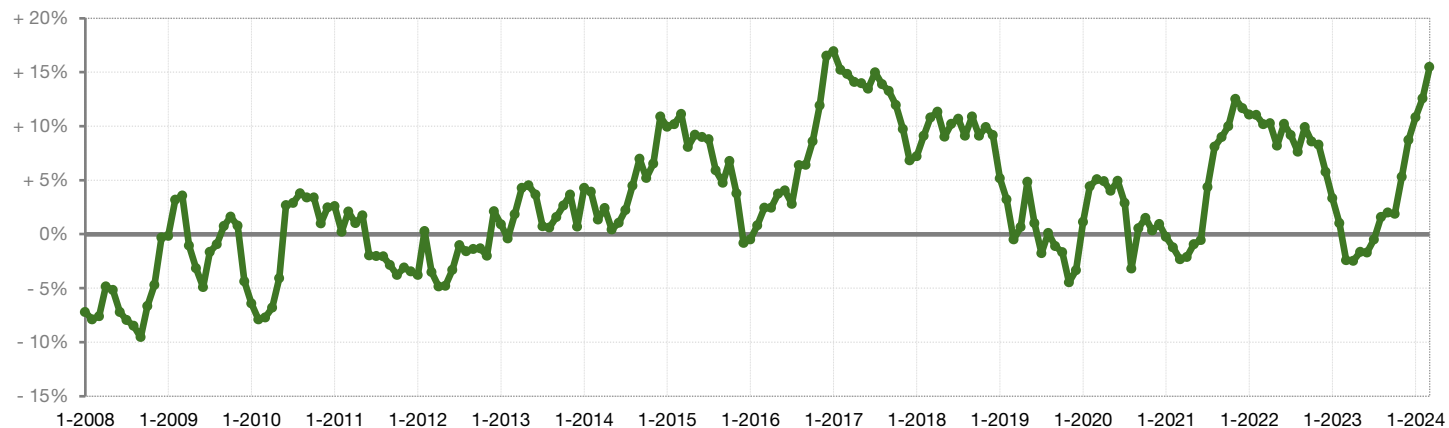
Year to Date

■ Thru 3-2023
■ Thru 3-2024



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

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