

Local Market Update through May 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

+ 3.2%

Year-Over-Year Change in New Listings

- 2.8%

Year-Over-Year Change in Closed Sales

+ 2.2%

One-Year Change in Median Sales Price*

Last 3 Months

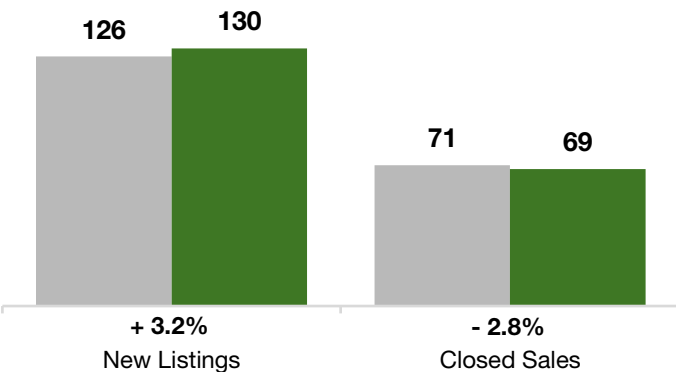
Year to Date

	Thru 5-2023	Thru 5-2024	+ / -	Thru 5-2023	Thru 5-2024	+ / -
New Listings	126	130	+ 3.2%	192	186	- 3.1%
Pending Sales	87	89	+ 2.3%	129	142	+ 10.1%
Closed Sales	71	69	- 2.8%	111	106	- 4.5%
Lowest Sale Price*	\$135,000	\$218,000	+ 61.5%	\$135,000	\$218,000	+ 61.5%
Median Sales Price*	\$675,000	\$690,000	+ 2.2%	\$663,000	\$690,000	+ 4.1%
Highest Sale Price*	\$1,538,800	\$1,900,000	+ 23.5%	\$1,650,000	\$1,900,000	+ 15.2%
Percent of Original List Price Received*	94.3%	96.1%	+ 1.9%	93.9%	96.0%	+ 2.3%
Inventory of Homes for Sale	118	103	- 13.0%	--	--	--
Months Supply of Inventory	4.8	4.5	- 5.7%	--	--	--

* 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 5-2023
■ Thru 5-2024



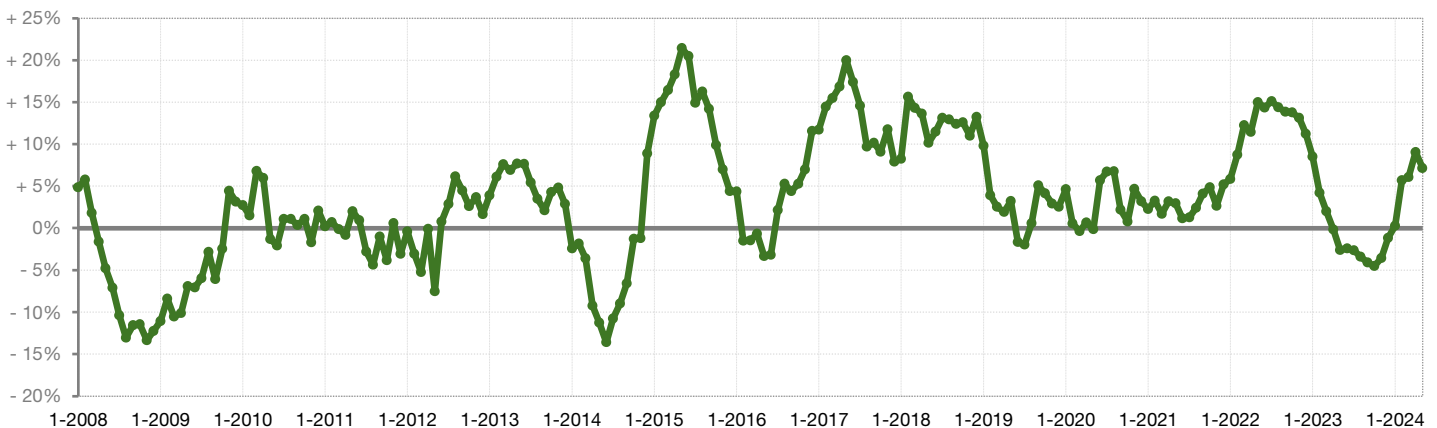
Year to Date

■ Thru 5-2023
■ Thru 5-2024



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