

# Local Market Update through May 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

**- 8.7%**

**+ 22.0%**

**+ 7.8%**

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 5-2023	Thru 5-2024	+ / -	Thru 5-2023	Thru 5-2024	+ / -
New Listings	172	<b>157</b>	- 8.7%	299	<b>253</b>	- 15.4%
Pending Sales	146	<b>97</b>	- 33.6%	192	<b>176</b>	- 8.3%
Closed Sales	91	<b>111</b>	+ 22.0%	154	<b>169</b>	+ 9.7%
Lowest Sale Price*	\$185,000	<b>\$115,000</b>	- 37.8%	\$123,000	<b>\$115,000</b>	- 6.5%
Median Sales Price*	\$510,000	<b>\$549,999</b>	+ 7.8%	\$509,280	<b>\$544,900</b>	+ 7.0%
Highest Sale Price*	\$1,180,000	<b>\$993,000</b>	- 15.8%	\$1,180,000	<b>\$993,000</b>	- 15.8%
Percent of Original List Price Received*	94.8%	<b>95.2%</b>	+ 0.4%	94.1%	<b>95.1%</b>	+ 1.0%
Inventory of Homes for Sale	218	<b>144</b>	- 33.7%	--	--	--
Months Supply of Inventory	5.9	<b>4.1</b>	- 31.4%	--	--	--

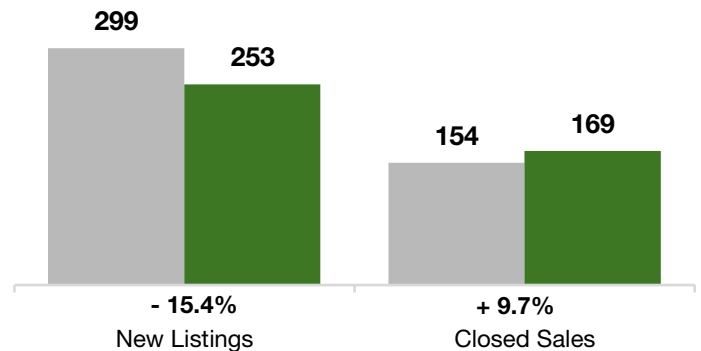
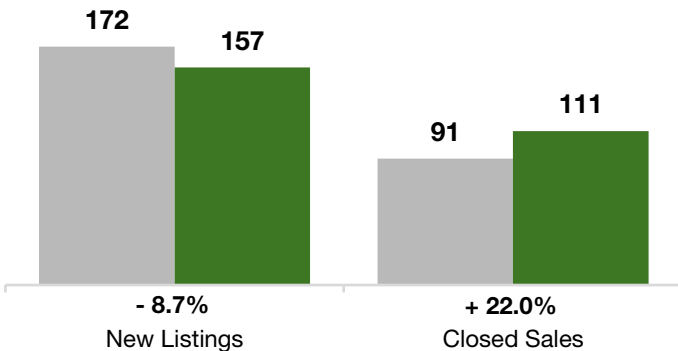
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 5-2023  
■ Thru 5-2024

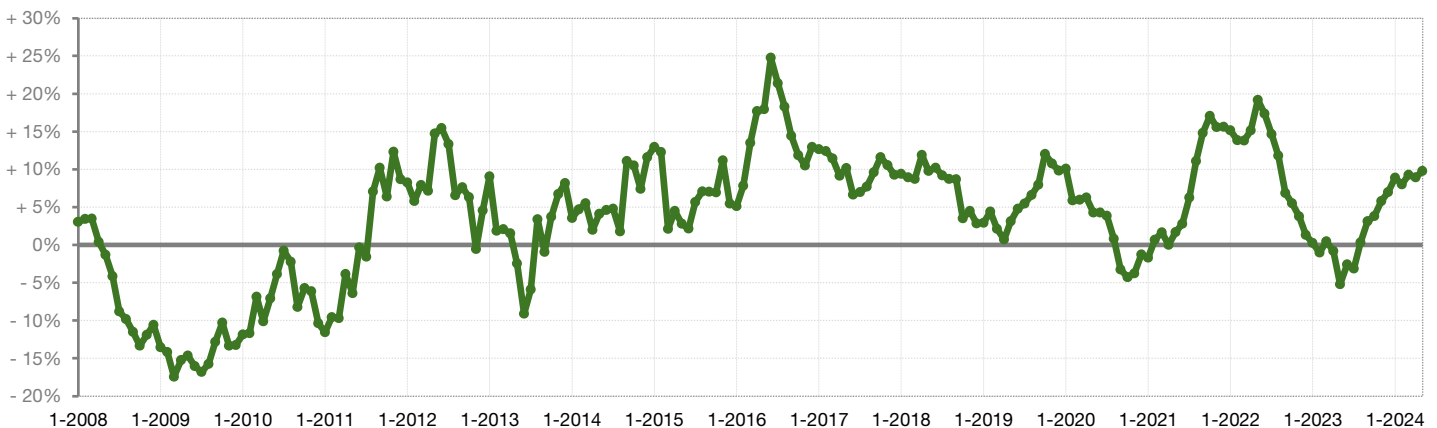
### Year to Date

■ Thru 5-2023  
■ Thru 5-2024



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

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