

Local Market Update through May 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

+ 18.6%

- 15.7%

+ 6.8%

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	237	281	+ 18.6%	386	436	+ 13.0%
Pending Sales	196	199	+ 1.5%	281	286	+ 1.8%
Closed Sales	159	134	- 15.7%	230	211	- 8.3%
Lowest Sale Price*	\$280,000	\$320,000	+ 14.3%	\$280,000	\$258,500	- 7.7%
Median Sales Price*	\$700,000	\$747,500	+ 6.8%	\$705,000	\$738,000	+ 4.7%
Highest Sale Price*	\$1,475,000	\$2,275,000	+ 54.2%	\$2,525,000	\$2,275,000	- 9.9%
Percent of Original List Price Received*	95.4%	96.2%	+ 0.9%	94.1%	95.3%	+ 1.2%
Inventory of Homes for Sale	241	229	- 4.7%	--	--	--
Months Supply of Inventory	4.3	4.2	- 3.5%	--	--	--

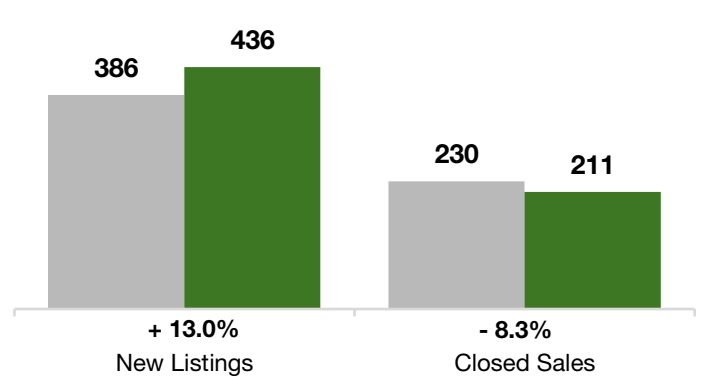
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 5-2023
■ Thru 5-2024

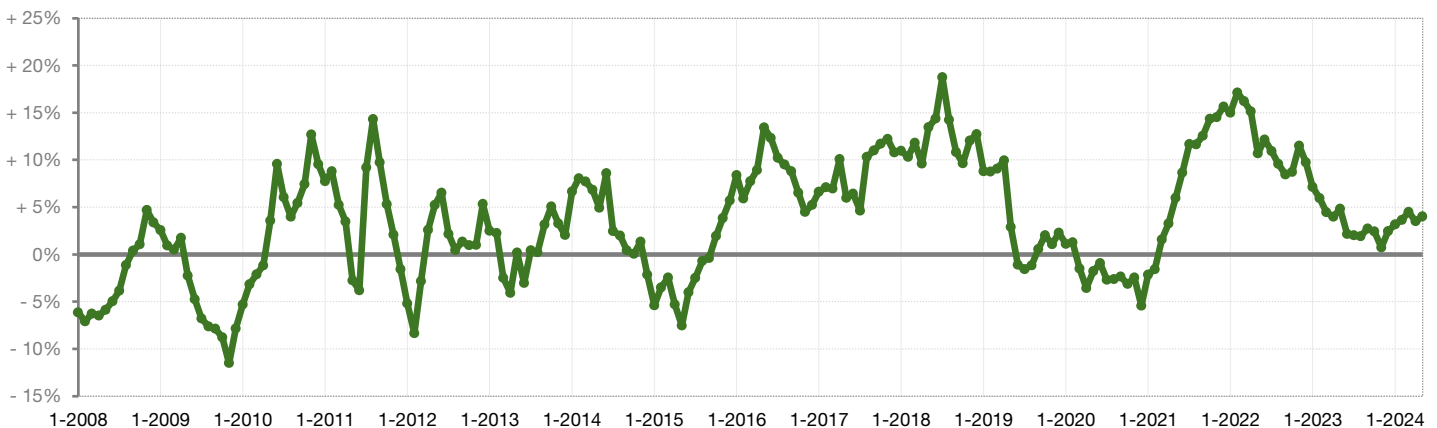
Year to Date

■ Thru 5-2023
■ Thru 5-2024



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

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