

Local Market Update through May 2024

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

+ 17.6%

- 42.2%

- 7.4%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

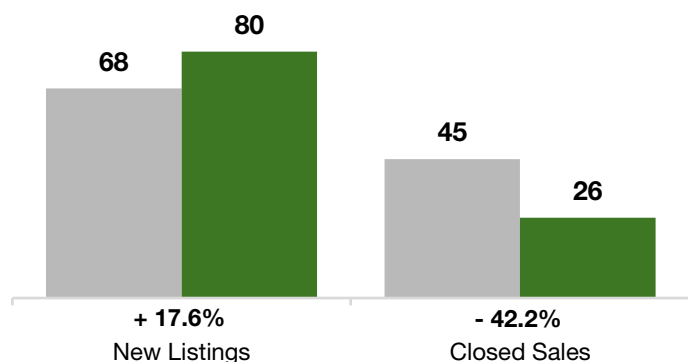
Year to Date

	Thru 5-2023	Thru 5-2024	+ / -	Thru 5-2023	Thru 5-2024	+ / -
New Listings	68	80	+ 17.6%	107	104	- 2.8%
Pending Sales	43	37	- 14.0%	67	59	- 11.9%
Closed Sales	45	26	- 42.2%	71	51	- 28.2%
Lowest Sale Price*	\$450,000	\$430,000	- 4.4%	\$310,000	\$380,000	+ 22.6%
Median Sales Price*	\$925,000	\$856,500	- 7.4%	\$999,999	\$895,000	- 10.5%
Highest Sale Price*	\$2,395,000	\$1,900,000	- 20.7%	\$2,395,000	\$3,500,000	+ 46.1%
Percent of Original List Price Received*	92.8%	91.5%	- 1.4%	92.6%	92.2%	- 0.3%
Inventory of Homes for Sale	92	65	- 30.0%	--	--	--
Months Supply of Inventory	6.2	4.8	- 22.2%	--	--	--

* 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.

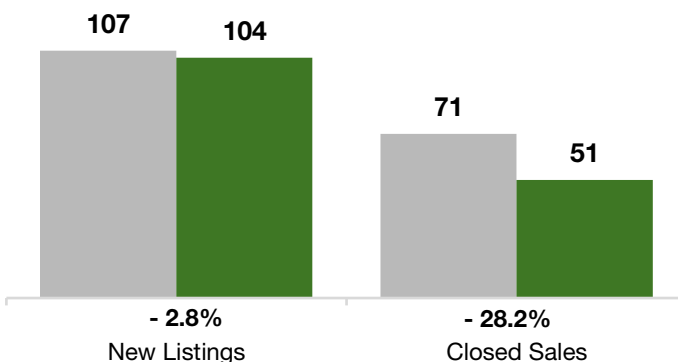
Last 3 Months

■ Thru 5-2023
■ Thru 5-2024



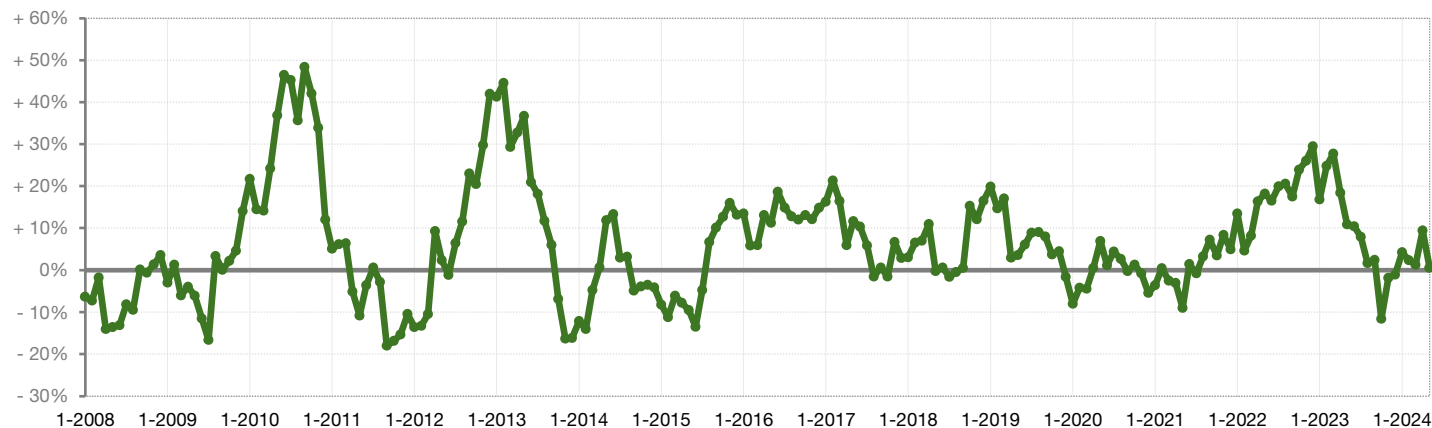
Year to Date

■ Thru 5-2023
■ Thru 5-2024



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

All MLS —
The Hills —



**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.