

Local Market Update through May 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%

- 9.6%

+ 0.9%

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	106	126	+ 18.9%	162	196	+ 21.0%
Pending Sales	81	78	- 3.7%	123	121	- 1.6%
Closed Sales	73	66	- 9.6%	104	104	0.0%
Lowest Sale Price*	\$145,000	\$105,000	- 27.6%	\$135,000	\$105,000	- 22.2%
Median Sales Price*	\$669,000	\$675,000	+ 0.9%	\$629,000	\$670,000	+ 6.5%
Highest Sale Price*	\$1,320,000	\$1,199,900	- 9.1%	\$1,320,000	\$1,680,000	+ 27.3%
Percent of Original List Price Received*	93.4%	93.9%	+ 0.5%	93.0%	93.2%	+ 0.2%
Inventory of Homes for Sale	101	107	+ 5.9%	--	--	--
Months Supply of Inventory	3.8	4.4	+ 16.7%	--	--	--

* 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.

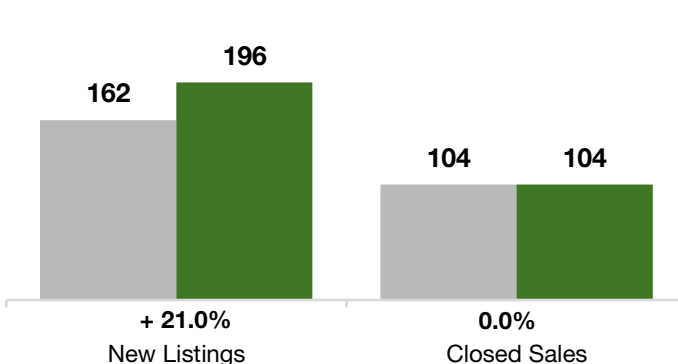
Last 3 Months

■ Thru 5-2023
■ Thru 5-2024



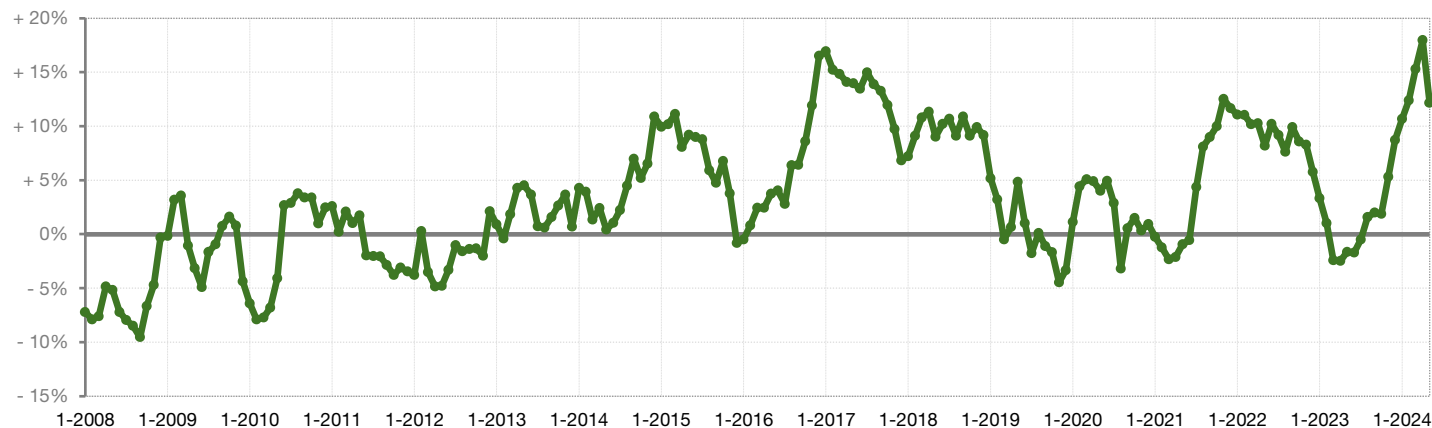
Year to Date

■ Thru 5-2023
■ Thru 5-2024



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

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