

# Local Market Update through June 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

**+ 45.6%**

**- 2.8%**

**+ 6.9%**

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 6-2023	Thru 6-2024	+ / -	Thru 6-2023	Thru 6-2024	+ / -
New Listings	90	<b>131</b>	+ 45.6%	216	<b>225</b>	+ 4.2%
Pending Sales	78	<b>81</b>	+ 3.8%	158	<b>165</b>	+ 4.4%
Closed Sales	72	<b>70</b>	- 2.8%	139	<b>127</b>	- 8.6%
Lowest Sale Price*	\$135,000	<b>\$289,000</b>	+ 114.1%	\$135,000	<b>\$218,000</b>	+ 61.5%
Median Sales Price*	\$652,500	<b>\$697,500</b>	+ 6.9%	\$660,000	<b>\$695,000</b>	+ 5.3%
Highest Sale Price*	\$1,350,000	<b>\$2,200,000</b>	+ 63.0%	\$1,650,000	<b>\$2,200,000</b>	+ 33.3%
Percent of Original List Price Received*	94.9%	<b>96.1%</b>	+ 1.3%	94.2%	<b>96.3%</b>	+ 2.3%
Inventory of Homes for Sale	102	<b>101</b>	- 0.7%	--	--	--
Months Supply of Inventory	4.2	<b>4.4</b>	+ 5.5%	--	--	--

\* 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 6-2023  
■ Thru 6-2024



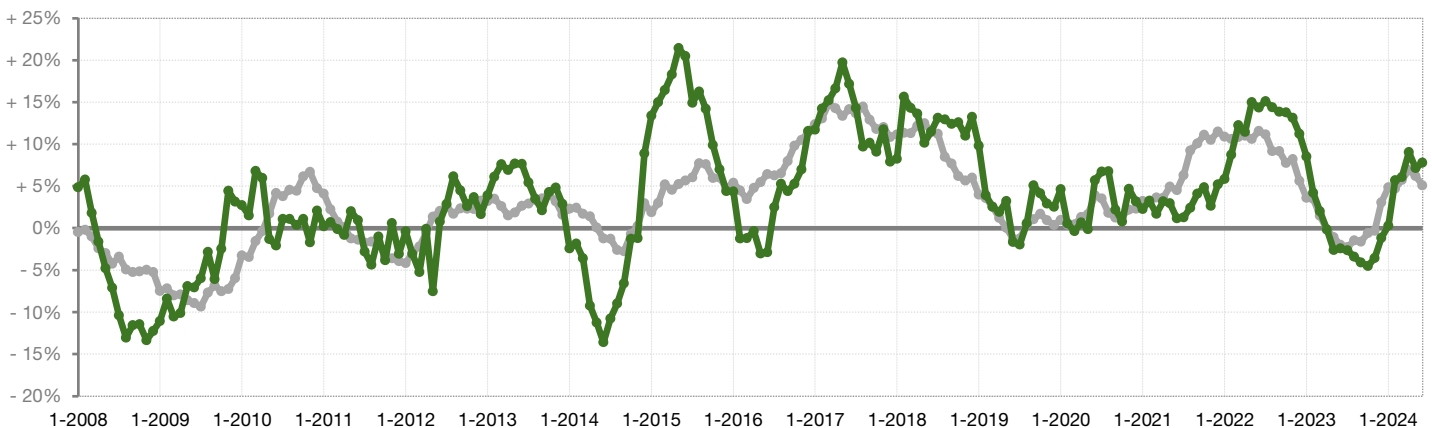
### Year to Date

■ Thru 6-2023  
■ Thru 6-2024



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