

Local Market Update through June 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

+ 7.1%

- 13.8%

+ 8.4%

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 6-2023	Thru 6-2024	+ / -	Thru 6-2023	Thru 6-2024	+ / -
New Listings	252	270	+ 7.1%	481	519	+ 7.9%
Pending Sales	177	204	+ 15.3%	333	357	+ 7.2%
Closed Sales	181	156	- 13.8%	297	265	- 10.8%
Lowest Sale Price*	\$205,000	\$338,000	+ 64.9%	\$205,000	\$258,500	+ 26.1%
Median Sales Price*	\$715,000	\$775,000	+ 8.4%	\$710,000	\$760,000	+ 7.0%
Highest Sale Price*	\$1,450,000	\$2,275,000	+ 56.9%	\$2,525,000	\$2,275,000	- 9.9%
Percent of Original List Price Received*	95.1%	95.7%	+ 0.7%	94.1%	95.2%	+ 1.1%
Inventory of Homes for Sale	239	224	- 6.0%	--	--	--
Months Supply of Inventory	4.4	4.0	- 8.0%	--	--	--

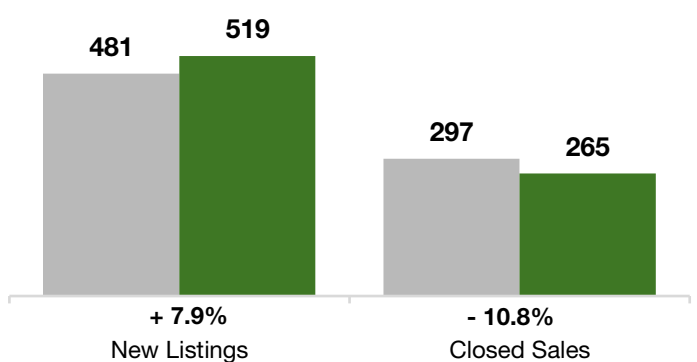
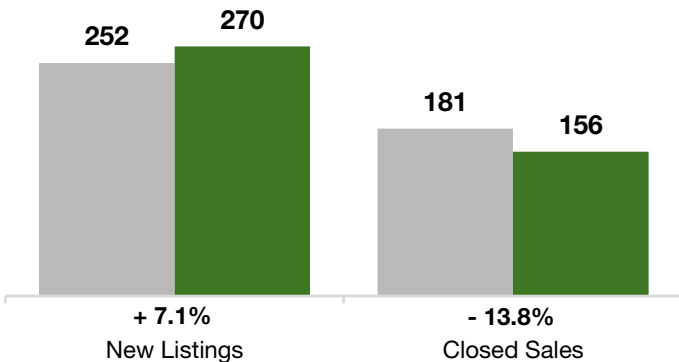
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 6-2023
■ Thru 6-2024

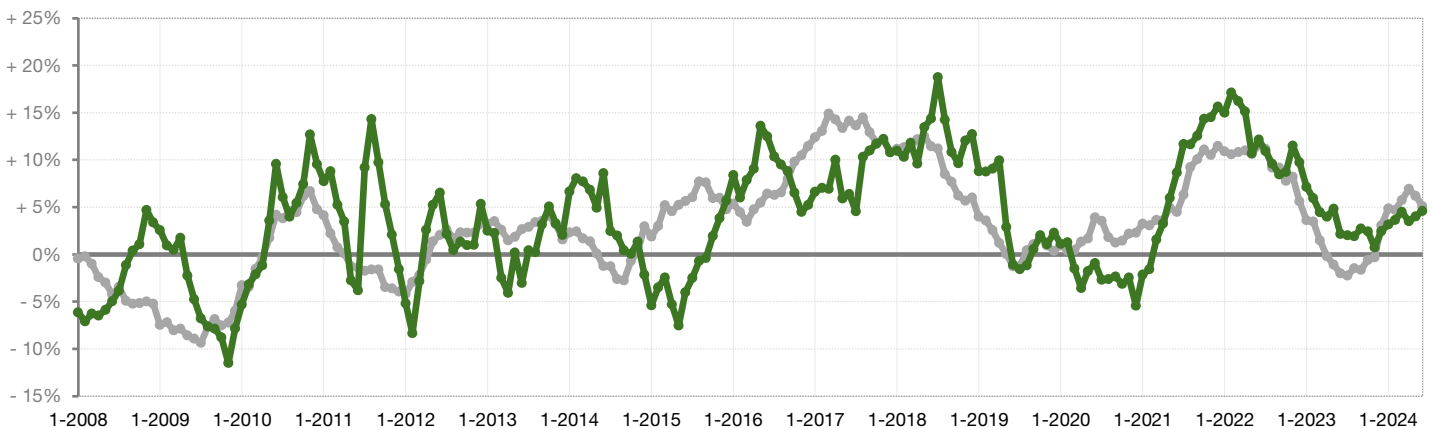
Year to Date

■ Thru 6-2023
■ Thru 6-2024



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

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