

# Local Market Update through June 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

**+ 11.9%**

**- 29.4%**

**+ 2.8%**

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 6-2023	Thru 6-2024	+ / -	Thru 6-2023	Thru 6-2024	+ / -
New Listings	109	<b>122</b>	+ 11.9%	199	<b>231</b>	+ 16.1%
Pending Sales	79	<b>87</b>	+ 10.1%	150	<b>153</b>	+ 2.0%
Closed Sales	85	<b>60</b>	- 29.4%	135	<b>123</b>	- 8.9%
Lowest Sale Price*	\$145,000	<b>\$105,000</b>	- 27.6%	\$135,000	<b>\$105,000</b>	- 22.2%
Median Sales Price*	\$685,000	<b>\$704,500</b>	+ 2.8%	\$650,000	<b>\$670,000</b>	+ 3.1%
Highest Sale Price*	\$1,300,000	<b>\$1,199,900</b>	- 7.7%	\$1,320,000	<b>\$1,680,000</b>	+ 27.3%
Percent of Original List Price Received*	93.5%	<b>94.6%</b>	+ 1.2%	93.0%	<b>93.8%</b>	+ 0.9%
Inventory of Homes for Sale	101	<b>110</b>	+ 8.9%	--	--	--
Months Supply of Inventory	3.9	<b>4.5</b>	+ 15.3%	--	--	--

\* 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

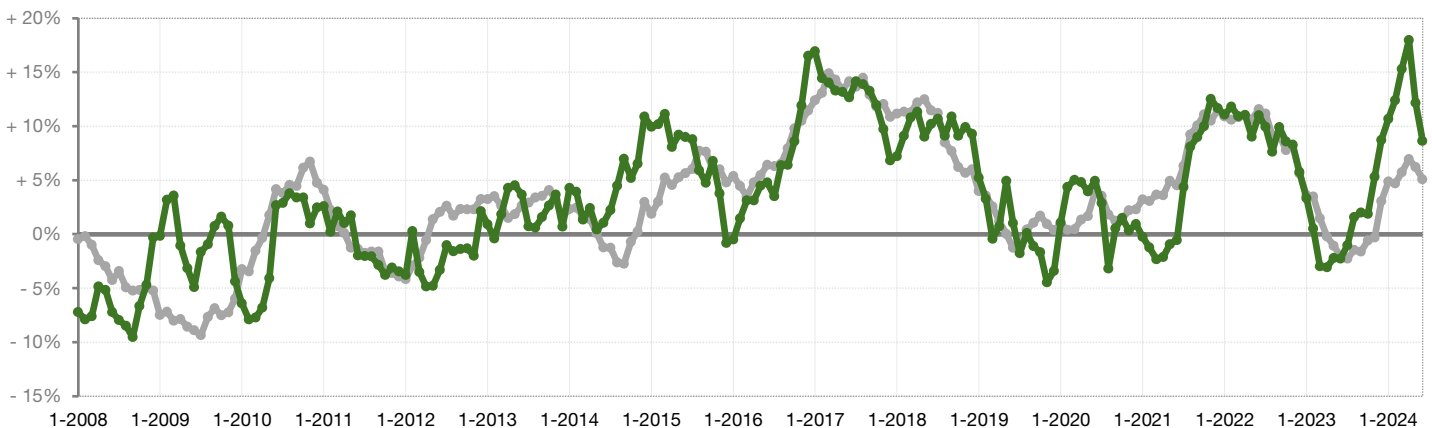
### Year to Date

■ Thru 6-2023  
■ Thru 6-2024



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

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