

Local Market Update through July 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

+ 34.8%

Year-Over-Year Change in New Listings

+ 1.3%

Year-Over-Year Change in Closed Sales

+ 0.8%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 7-2023	Thru 7-2024	+ / -	Thru 7-2023	Thru 7-2024	+ / -
New Listings	92	124	+ 34.8%	256	263	+ 2.7%
Pending Sales	72	78	+ 8.3%	175	187	+ 6.9%
Closed Sales	78	79	+ 1.3%	164	155	- 5.5%
Lowest Sale Price*	\$185,000	\$251,000	+ 35.7%	\$135,000	\$218,000	+ 61.5%
Median Sales Price*	\$674,500	\$680,000	+ 0.8%	\$667,500	\$688,000	+ 3.1%
Highest Sale Price*	\$1,655,000	\$2,200,000	+ 32.9%	\$1,655,000	\$2,200,000	+ 32.9%
Percent of Original List Price Received*	95.7%	95.5%	- 0.2%	94.7%	96.0%	+ 1.3%
Inventory of Homes for Sale	97	103	+ 6.2%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 10.0%	--	--	--

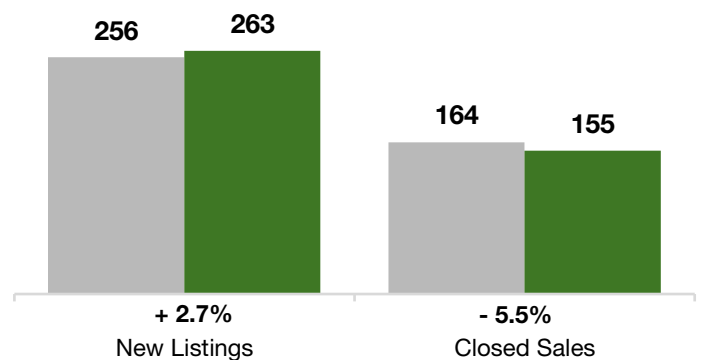
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 7-2023
■ Thru 7-2024

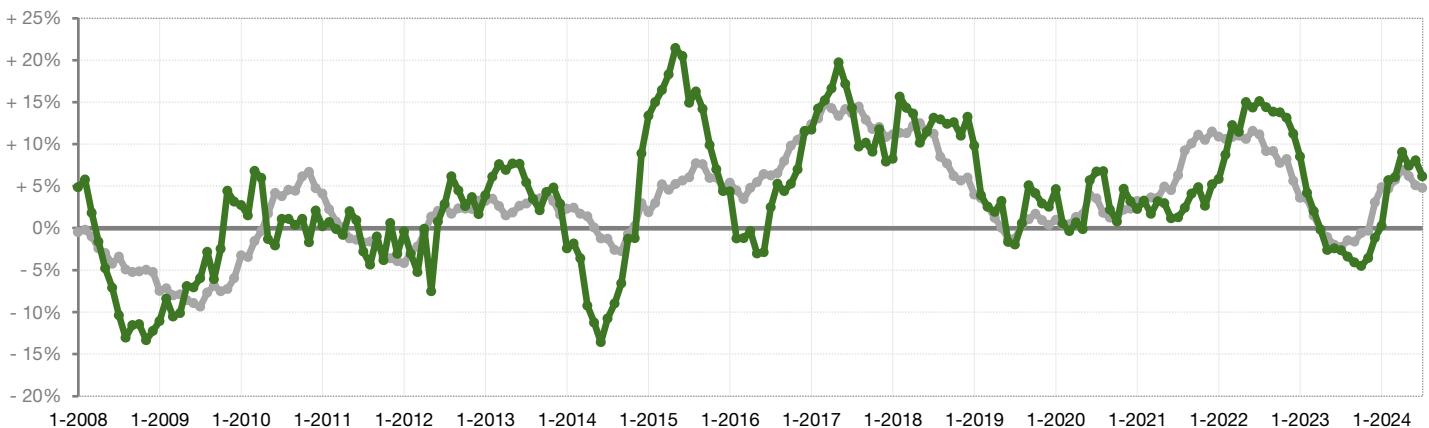
Year to Date

■ Thru 7-2023
■ Thru 7-2024



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