

# Local Market Update through July 2024

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



## Heartland

Includes data from Willowbrook, Manor Heights, Bulls Head, New Springville, Heartland Village, Travis and Latourette

**- 15.3%**

Year-Over-Year Change in New Listings

**- 3.2%**

Year-Over-Year Change in Closed Sales

**- 1.9%**

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	170	144	- 15.3%	361	356	- 1.4%
Pending Sales	115	128	+ 11.3%	264	278	+ 5.3%
Closed Sales	124	120	- 3.2%	241	233	- 3.3%
Lowest Sale Price*	\$240,000	\$215,000	- 10.4%	\$190,000	\$213,000	+ 12.1%
Median Sales Price*	\$662,500	\$650,000	- 1.9%	\$640,000	\$650,000	+ 1.6%
Highest Sale Price*	\$1,375,000	\$1,300,000	- 5.5%	\$1,375,000	\$1,425,000	+ 3.6%
Percent of Original List Price Received*	95.4%	96.9%	+ 1.5%	94.7%	96.5%	+ 1.9%
Inventory of Homes for Sale	161	115	- 28.9%	--	--	--
Months Supply of Inventory	4.3	3.3	- 24.9%	--	--	--

\* 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



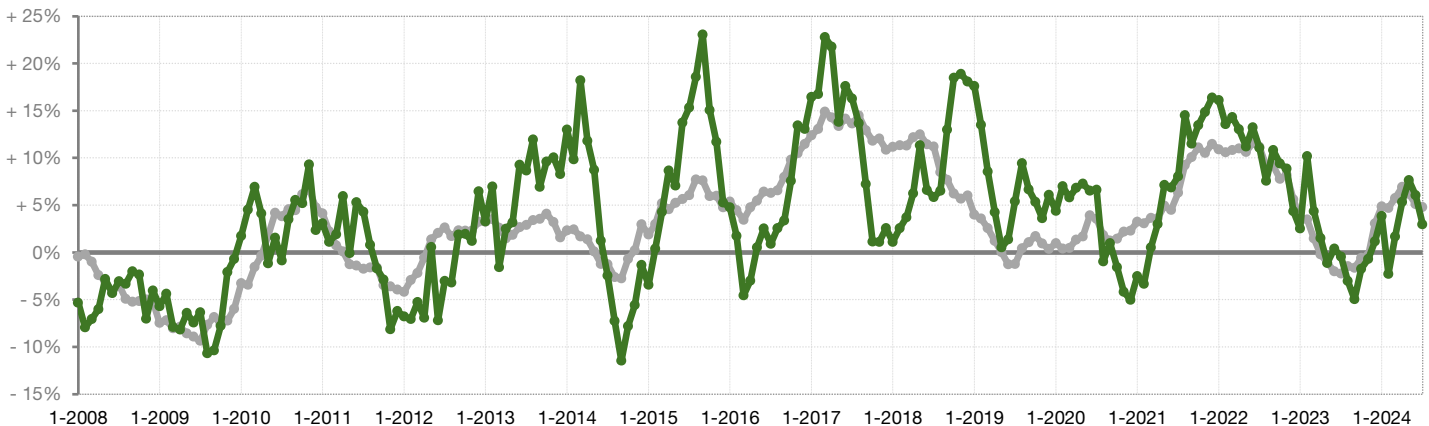
### Year to Date

■ Thru 7-2023  
■ Thru 7-2024



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

— All MLS  
— Heartland



\*\*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.