

# Local Market Update through July 2024

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



## North Shore

Includes data from New Brighton, Snug Harbor, Livingston, Randall Manor, West Brighton, Port Richmond, Mariners Harbor, Graniteville, Arlington, Bloomfield and Elm Park

**- 1.9%**

**- 32.6%**

**+ 3.0%**

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 7-2023	Thru 7-2024	+ / -	Thru 7-2023	Thru 7-2024	+ / -
New Listings	156	153	- 1.9%	405	344	- 15.1%
Pending Sales	126	111	- 11.9%	265	256	- 3.4%
Closed Sales	132	89	- 32.6%	239	225	- 5.9%
Lowest Sale Price*	\$185,000	\$115,000	- 37.8%	\$123,000	\$115,000	- 6.5%
Median Sales Price*	\$543,500	\$560,000	+ 3.0%	\$528,000	\$545,000	+ 3.2%
Highest Sale Price*	\$1,200,000	\$975,000	- 18.8%	\$1,200,000	\$993,000	- 17.3%
Percent of Original List Price Received*	96.1%	97.3%	+ 1.2%	94.9%	95.8%	+ 0.9%
Inventory of Homes for Sale	195	139	- 29.0%	--	--	--
Months Supply of Inventory	5.4	4.0	- 25.2%	--	--	--

\* 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

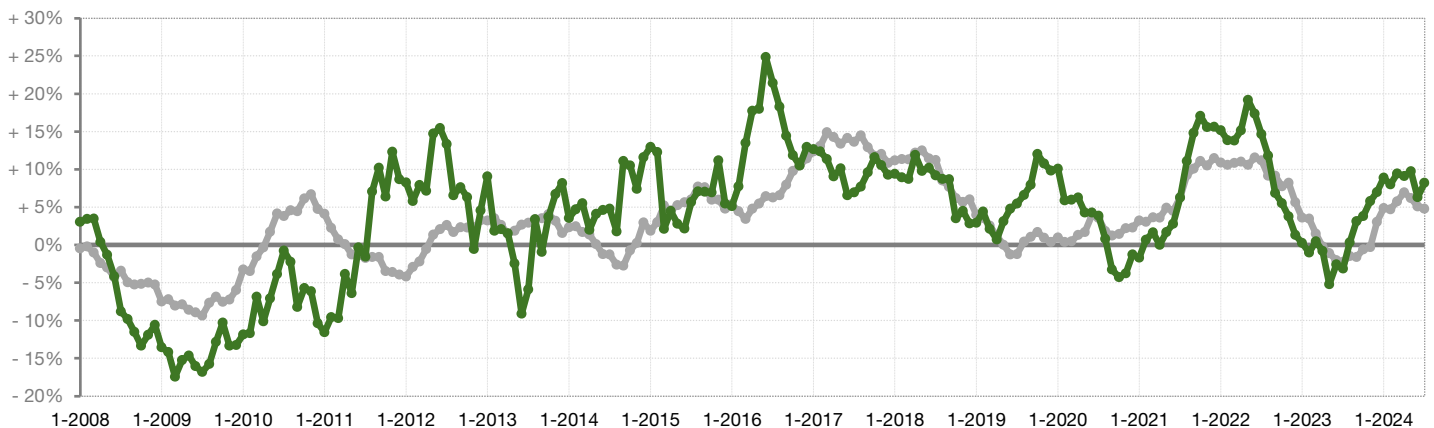
### Year to Date

■ Thru 7-2023  
■ Thru 7-2024



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

All MLS —  
North 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.