

# Local Market Update through July 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

**+ 10.1%**

Year-Over-Year Change in New Listings

**- 6.6%**

Year-Over-Year Change in Closed Sales

**+ 7.6%**

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	258	<b>284</b>	+ 10.1%	567	<b>613</b>	+ 8.1%
Pending Sales	179	<b>216</b>	+ 20.7%	393	<b>423</b>	+ 7.6%
Closed Sales	182	<b>170</b>	- 6.6%	347	<b>329</b>	- 5.2%
Lowest Sale Price*	\$205,000	<b>\$338,000</b>	+ 64.9%	\$205,000	<b>\$258,500</b>	+ 26.1%
Median Sales Price*	\$725,000	<b>\$780,000</b>	+ 7.6%	\$720,000	<b>\$765,000</b>	+ 6.3%
Highest Sale Price*	\$1,450,000	<b>\$2,000,000</b>	+ 37.9%	\$2,525,000	<b>\$2,275,000</b>	- 9.9%
Percent of Original List Price Received*	94.8%	<b>96.3%</b>	+ 1.6%	94.4%	<b>95.6%</b>	+ 1.2%
Inventory of Homes for Sale	242	<b>228</b>	- 5.9%	--	--	--
Months Supply of Inventory	4.5	<b>4.0</b>	- 11.0%	--	--	--

\* 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

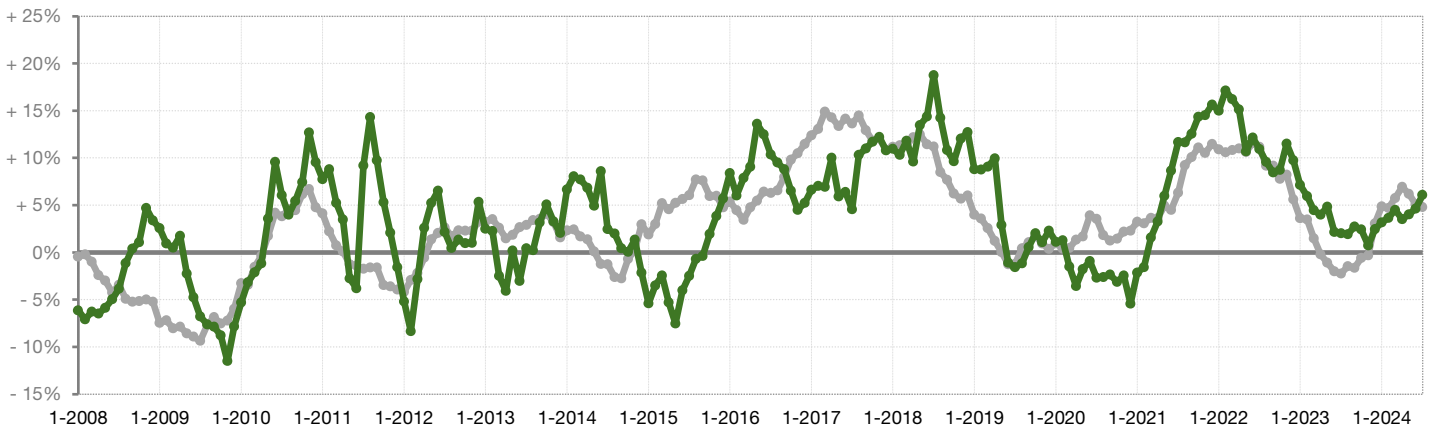
### Year to Date

■ Thru 7-2023  
■ Thru 7-2024



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

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