

Local Market Update through July 2024

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



The Hills

Includes data from Emerson Hill, Todt Hill, Lower Todt Hill, Light House Hill, Richmondtown, High Rock, Dongan Hills Colony, and Emerson Valley

+ 33.3%

- 7.1%

+ 20.0%

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	63	84	+ 33.3%	148	155	+ 4.7%
Pending Sales	47	52	+ 10.6%	101	97	- 4.0%
Closed Sales	42	39	- 7.1%	92	80	- 13.0%
Lowest Sale Price*	\$285,000	\$500,000	+ 75.4%	\$285,000	\$380,000	+ 33.3%
Median Sales Price*	\$812,500	\$975,000	+ 20.0%	\$927,500	\$900,000	- 3.0%
Highest Sale Price*	\$2,395,000	\$2,715,000	+ 13.4%	\$2,395,000	\$3,500,000	+ 46.1%
Percent of Original List Price Received*	93.4%	93.7%	+ 0.3%	92.8%	92.6%	- 0.2%
Inventory of Homes for Sale	90	76	- 15.9%	--	--	--
Months Supply of Inventory	6.5	5.4	- 16.6%	--	--	--

* 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.

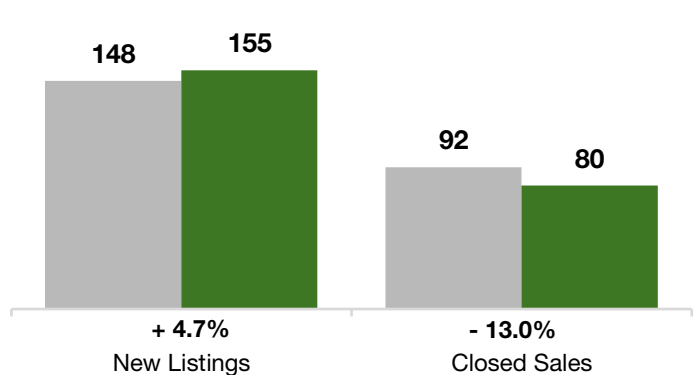
Last 3 Months

■ Thru 7-2023
■ Thru 7-2024



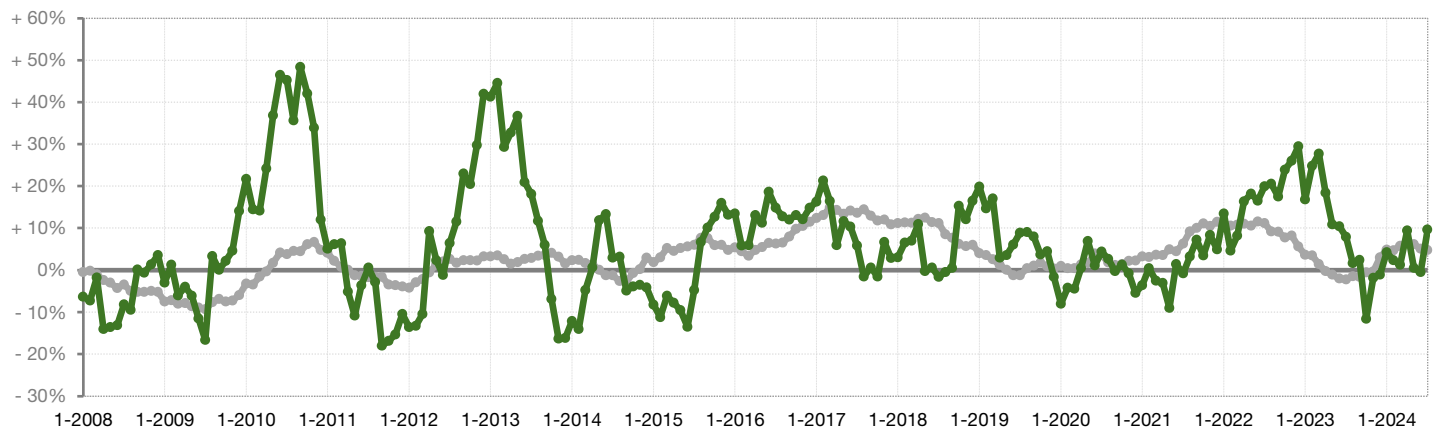
Year to Date

■ Thru 7-2023
■ Thru 7-2024



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

All MLS —
The Hills —



**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.