

Local Market Update through July 2024

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



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

+ 0.9%

- 13.9%

+ 0.9%

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	112	113	+ 0.9%	240	272	+ 13.3%
Pending Sales	84	90	+ 7.1%	181	181	0.0%
Closed Sales	79	68	- 13.9%	157	153	- 2.5%
Lowest Sale Price*	\$145,000	\$105,000	- 27.6%	\$135,000	\$105,000	- 22.2%
Median Sales Price*	\$688,000	\$694,500	+ 0.9%	\$653,000	\$685,000	+ 4.9%
Highest Sale Price*	\$1,300,000	\$1,560,000	+ 20.0%	\$1,320,000	\$1,680,000	+ 27.3%
Percent of Original List Price Received*	94.2%	95.3%	+ 1.2%	93.2%	94.2%	+ 1.1%
Inventory of Homes for Sale	103	108	+ 4.5%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 8.1%	--	--	--

* 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



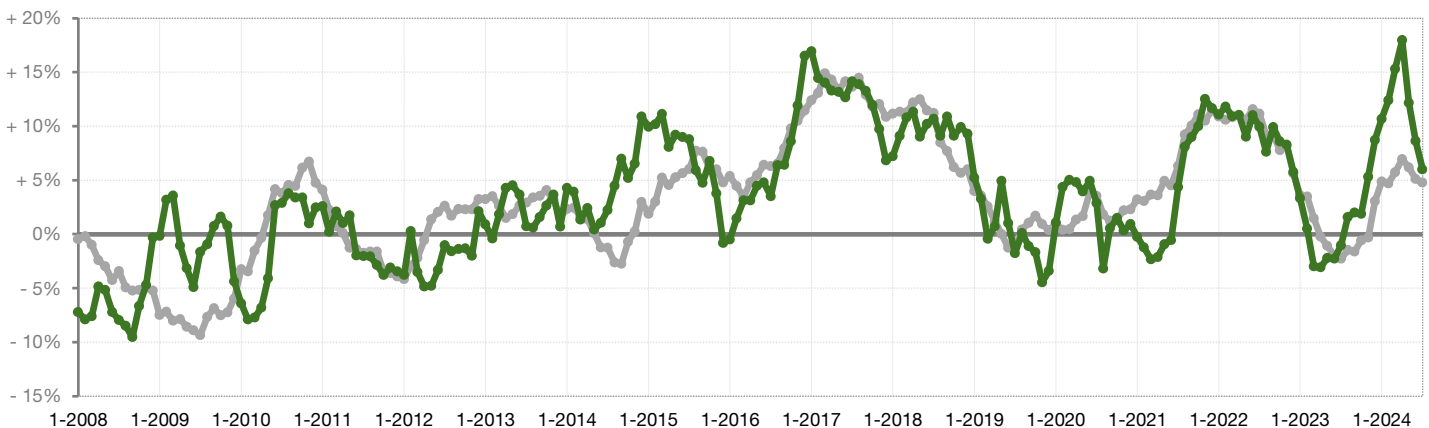
Year to Date

■ Thru 7-2023
■ Thru 7-2024



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

— All MLS
— The Lakes



**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.