

Local Market Update through June 2023

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

- 34.4%

- 17.0%

- 2.3%

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 6-2022	Thru 6-2023	+ / -	Thru 6-2022	Thru 6-2023	+ / -
New Listings	244	160	- 34.4%	436	345	- 20.9%
Pending Sales	146	141	- 3.4%	282	240	- 14.9%
Closed Sales	135	112	- 17.0%	290	192	- 33.8%
Lowest Sale Price*	\$172,500	\$185,000	+ 7.2%	\$172,500	\$123,000	- 28.7%
Median Sales Price*	\$550,000	\$537,500	- 2.3%	\$533,500	\$522,500	- 2.1%
Highest Sale Price*	\$1,130,000	\$1,200,000	+ 6.2%	\$1,250,000	\$1,200,000	- 4.0%
Percent of Original List Price Received*	98.0%	95.5%	- 2.5%	97.5%	94.5%	- 3.0%
Inventory of Homes for Sale	223	178	- 20.3%	--	--	--
Months Supply of Inventory	4.6	4.7	+ 3.3%	--	--	--

* 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.

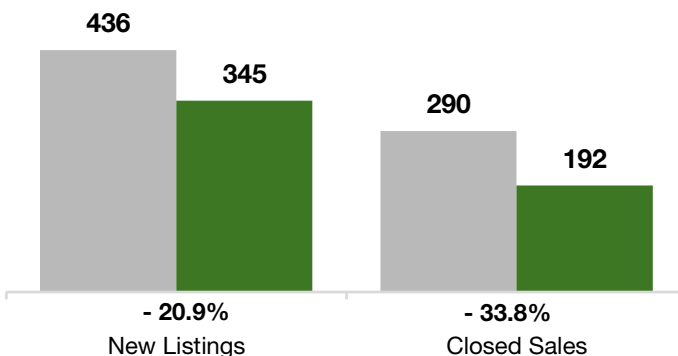
Last 3 Months

■ Thru 6-2022
■ Thru 6-2023



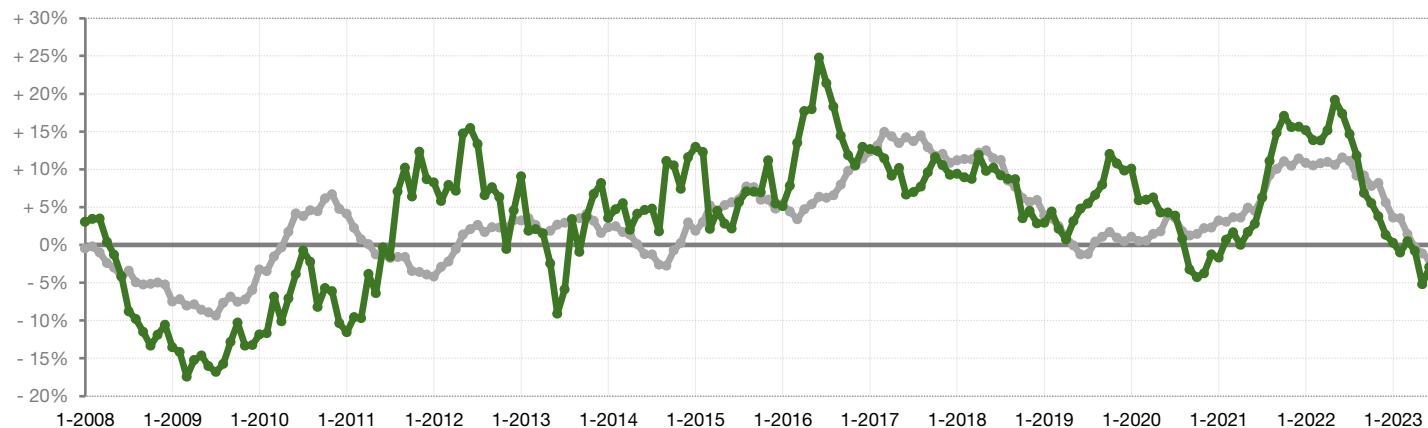
Year to Date

■ Thru 6-2022
■ Thru 6-2023



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 July 5, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.