

Local Market Update through June 2023

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

- 30.1%

Year-Over-Year Change in New Listings

- 31.9%

Year-Over-Year Change in Closed Sales

+ 5.8%

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	346	242	- 30.1%	669	470	- 29.7%
Pending Sales	226	185	- 18.1%	485	341	- 29.7%
Closed Sales	263	179	- 31.9%	510	295	- 42.2%
Lowest Sale Price*	\$252,250	\$280,000	+ 11.0%	\$252,250	\$280,000	+ 11.0%
Median Sales Price*	\$685,000	\$725,000	+ 5.8%	\$710,000	\$715,000	+ 0.7%
Highest Sale Price*	\$2,050,000	\$1,450,000	- 29.3%	\$2,300,000	\$2,525,000	+ 9.8%
Percent of Original List Price Received*	99.4%	95.3%	- 4.2%	98.4%	94.3%	- 4.2%
Inventory of Homes for Sale	265	208	- 21.6%	--	--	--
Months Supply of Inventory	3.1	3.8	+ 23.6%	--	--	--

* 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 6-2022
■ Thru 6-2023

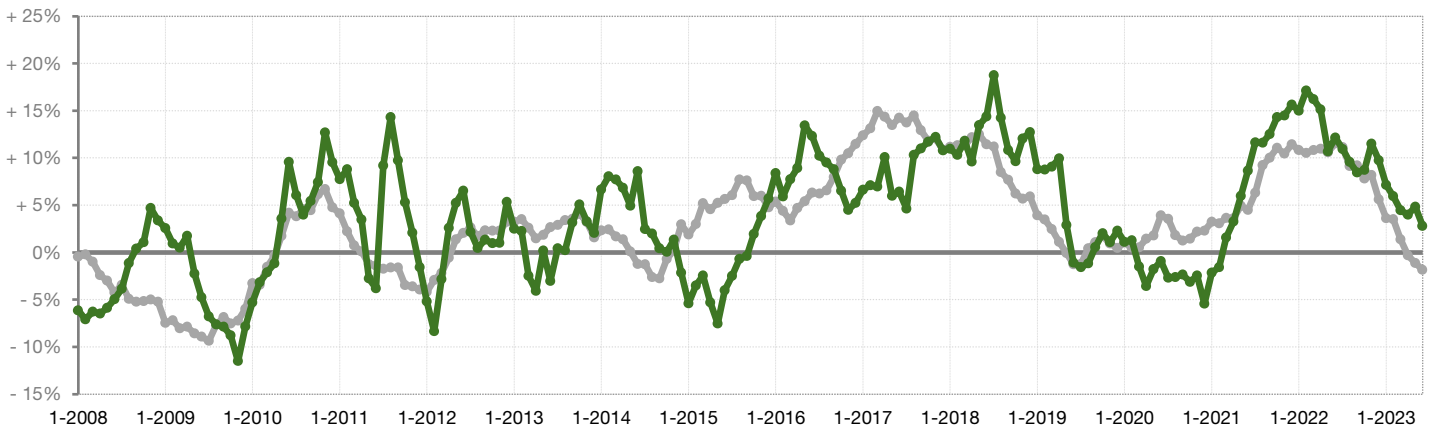
Year to Date

■ Thru 6-2022
■ Thru 6-2023



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

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