

Local Market Update through November 2018

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



Gateway

Includes data from New Dorp, Oakwood, Oakwood Beach, Oakwood Heights, Bay Terrace, Great Kills and Eltingville

- 13.7%

Year-Over-Year Change in
New Listings

- 19.5%

Year-Over-Year Change in
Closed Sales

+ 4.2%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Thru 11-2017	Thru 11-2018	+ / -	Thru 11-2017	Thru 11-2018	+ / -
New Listings	270	233	- 13.7%	1,096	1,020	- 6.9%
Pending Sales	222	174	- 21.6%	830	694	- 16.4%
Closed Sales	261	210	- 19.5%	822	706	- 14.1%
Lowest Sale Price*	\$140,000	\$80,000	- 42.9%	\$60,000	\$75,000	+ 25.0%
Median Sales Price*	\$556,500	\$580,000	+ 4.2%	\$535,000	\$567,500	+ 6.1%
Highest Sale Price*	\$1,100,000	\$995,000	- 9.5%	\$1,200,000	\$1,350,000	+ 12.5%
Percent of Original List Price Received*	97.1%	95.6%	- 1.5%	97.2%	95.7%	- 1.6%
Inventory of Homes for Sale	283	277	- 2.2%	--	--	--
Months Supply of Inventory	3.8	4.3	+ 12.1%	--	--	--

* 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.

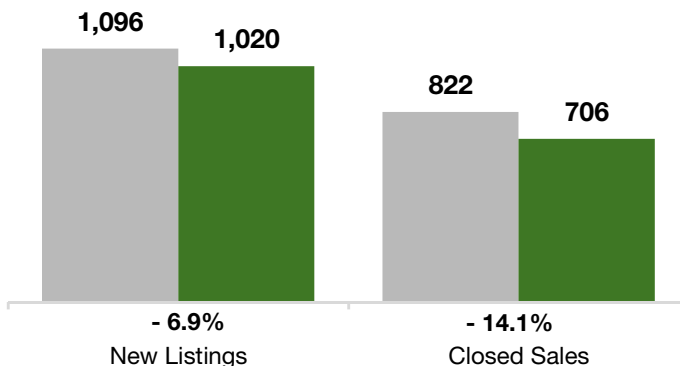
Last 3 Months

■ Thru 11-2017
■ Thru 11-2018



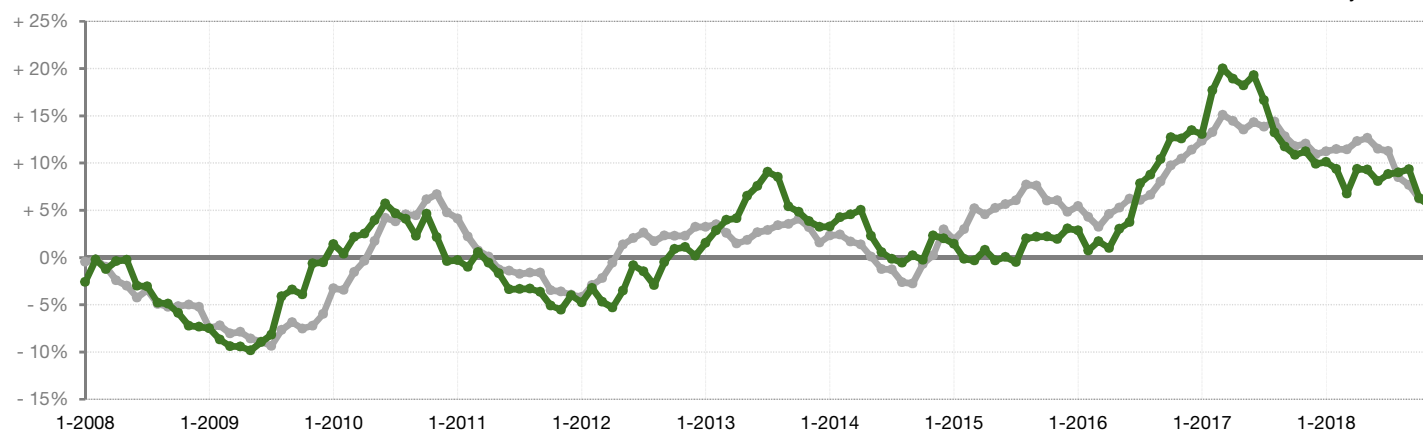
Year to Date

■ Thru 11-2017
■ Thru 11-2018



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

All MLS —
Gateway —



**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 December 5, 2018. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2018 ShowingTime.