

Local Market Update through August 2019

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

+ 3.1%

Year-Over-Year Change in New Listings

+ 5.5%

Year-Over-Year Change in Closed Sales

+ 1.2%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 8-2018	Thru 8-2019	+ / -	Thru 8-2018	Thru 8-2019	+ / -
New Listings	289	298	+ 3.1%	787	850	+ 8.0%
Pending Sales	222	222	0.0%	515	515	0.0%
Closed Sales	200	211	+ 5.5%	496	449	- 9.5%
Lowest Sale Price*	\$130,000	\$128,000	- 1.5%	\$75,000	\$110,000	+ 46.7%
Median Sales Price*	\$566,250	\$573,000	+ 1.2%	\$560,000	\$570,000	+ 1.8%
Highest Sale Price*	\$985,000	\$1,320,000	+ 34.0%	\$1,350,000	\$1,320,000	- 2.2%
Percent of Original List Price Received*	95.9%	94.9%	- 1.0%	95.7%	94.4%	- 1.3%
Inventory of Homes for Sale	329	369	+ 12.4%	--	--	--
Months Supply of Inventory	4.8	6.1	+ 25.2%	--	--	--

* 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.

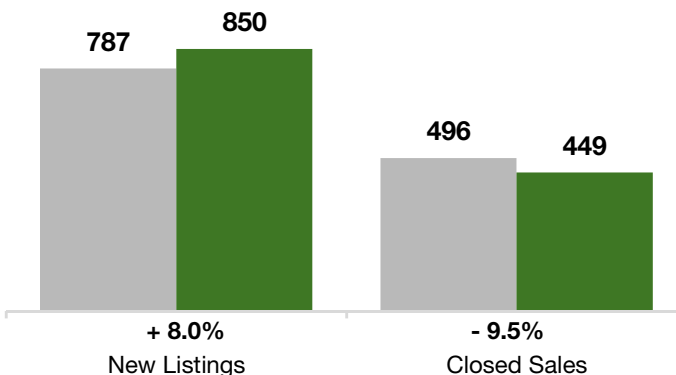
Last 3 Months

■ Thru 8-2018
■ Thru 8-2019



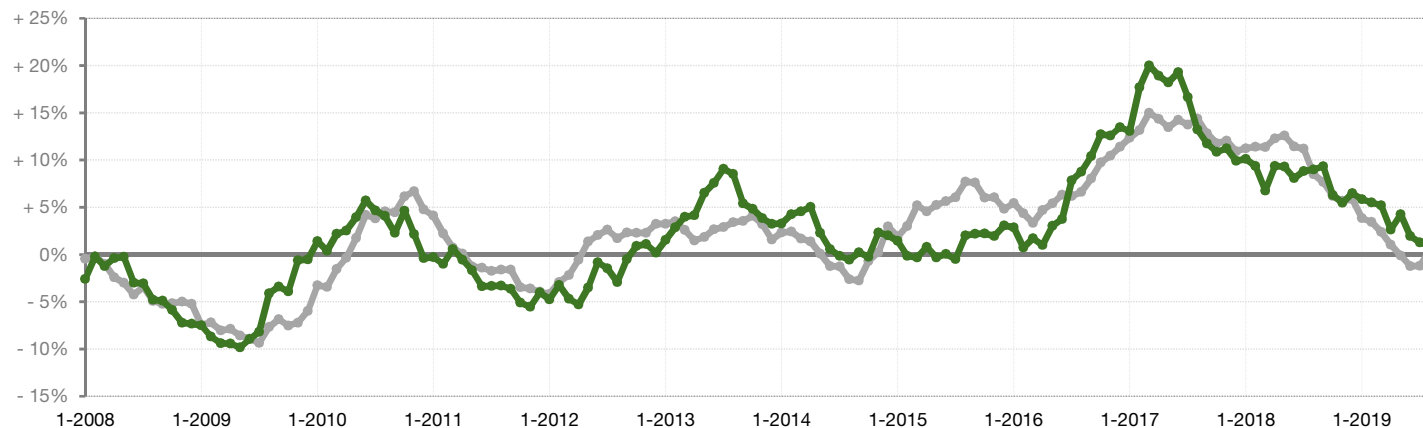
Year to Date

■ Thru 8-2018
■ Thru 8-2019



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 September 5, 2019. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2019 ShowingTime.