

Local Market Update through November 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

+ 21.5%

- 4.8%

0.0%

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 11-2018	Thru 11-2019	+ / -	Thru 11-2018	Thru 11-2019	+ / -
New Listings	237	288	+ 21.5%	1,024	1,141	+ 11.4%
Pending Sales	174	200	+ 14.9%	689	712	+ 3.3%
Closed Sales	210	200	- 4.8%	706	653	- 7.5%
Lowest Sale Price*	\$80,000	\$112,000	+ 40.0%	\$75,000	\$110,000	+ 46.7%
Median Sales Price*	\$580,000	\$580,000	0.0%	\$567,500	\$570,000	+ 0.4%
Highest Sale Price*	\$995,000	\$1,175,000	+ 18.1%	\$1,350,000	\$1,320,000	- 2.2%
Percent of Original List Price Received*	95.6%	93.1%	- 2.6%	95.7%	94.0%	- 1.7%
Inventory of Homes for Sale	317	340	+ 7.2%	--	--	--
Months Supply of Inventory	5.0	5.5	+ 9.9%	--	--	--

* 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.

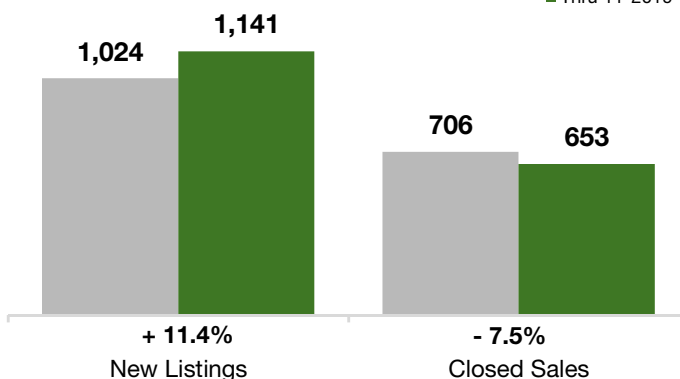
Last 3 Months

■ Thru 11-2018
■ Thru 11-2019



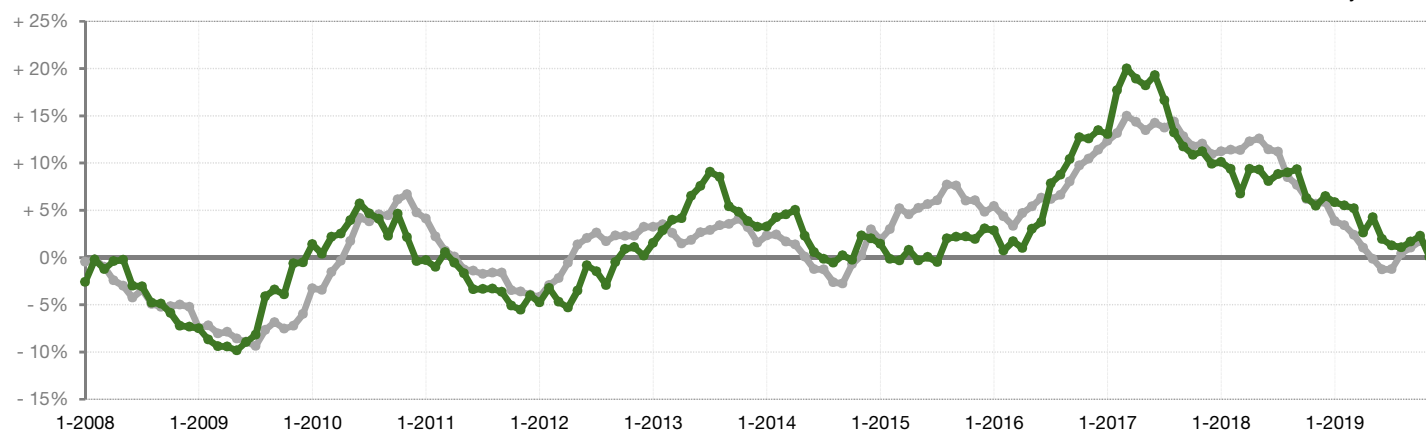
Year to Date

■ Thru 11-2018
■ Thru 11-2019



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