

Local Market Update through December 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

+ 12.8%

Year-Over-Year Change in
New Listings

- 9.5%

Year-Over-Year Change in
Closed Sales

- 3.1%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Thru 12-2018	Thru 12-2019	+ / -	Thru 12-2018	Thru 12-2019	+ / -
New Listings	203	229	+ 12.8%	1,065	1,189	+ 11.6%
Pending Sales	157	197	+ 25.5%	731	774	+ 5.9%
Closed Sales	221	200	- 9.5%	782	716	- 8.4%
Lowest Sale Price*	\$80,000	\$185,000	+ 131.3%	\$75,000	\$110,000	+ 46.7%
Median Sales Price*	\$588,000	\$570,000	- 3.1%	\$570,000	\$572,000	+ 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*	94.7%	93.3%	- 1.5%	95.4%	94.0%	- 1.5%
Inventory of Homes for Sale	298	316	+ 6.0%	--	--	--
Months Supply of Inventory	4.8	5.0	+ 4.3%	--	--	--

* 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 12-2018
■ Thru 12-2019



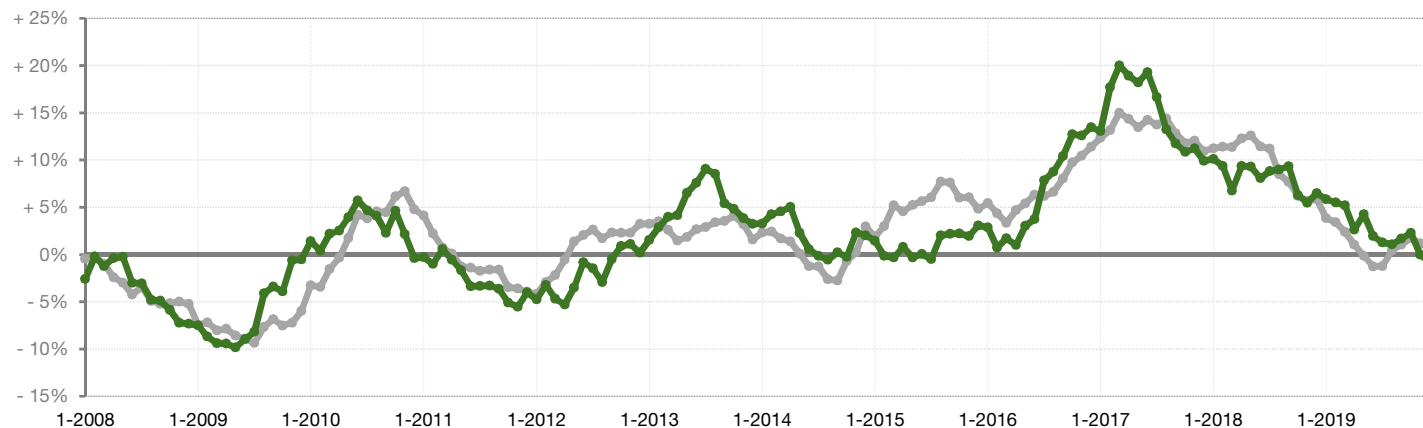
Year to Date

■ Thru 12-2018
■ Thru 12-2019



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 January 6, 2020. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2020 ShowingTime.