

Local Market Update through January 2020

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

+ 4.6%

Year-Over-Year Change in
New Listings

- 6.8%

Year-Over-Year Change in
Closed Sales

- 1.7%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Thru 1-2019	Thru 1-2020	+ / -	Thru 1-2019	Thru 1-2020	+ / -
New Listings	196	205	+ 4.6%	96	84	- 12.5%
Pending Sales	135	165	+ 22.2%	41	53	+ 29.3%
Closed Sales	207	193	- 6.8%	57	67	+ 17.5%
Lowest Sale Price*	\$80,000	\$86,500	+ 8.1%	\$180,000	\$86,500	- 51.9%
Median Sales Price*	\$585,000	\$575,000	- 1.7%	\$555,000	\$560,000	+ 0.9%
Highest Sale Price*	\$995,000	\$1,194,800	+ 20.1%	\$978,000	\$1,194,800	+ 22.2%
Percent of Original List Price Received*	94.3%	93.5%	- 0.8%	94.4%	93.6%	- 0.8%
Inventory of Homes for Sale	285	298	+ 4.8%	--	--	--
Months Supply of Inventory	4.7	4.7	+ 0.4%	--	--	--

* 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.

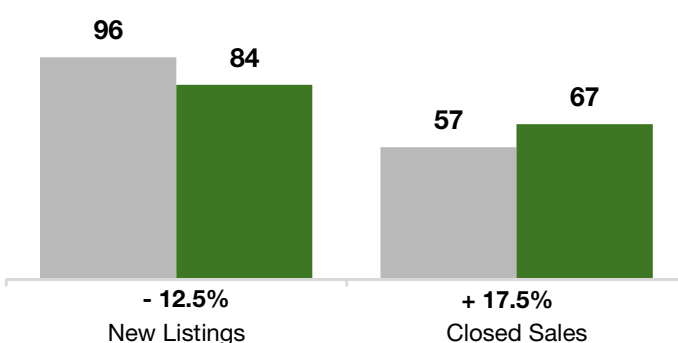
Last 3 Months

■ Thru 1-2019
■ Thru 1-2020



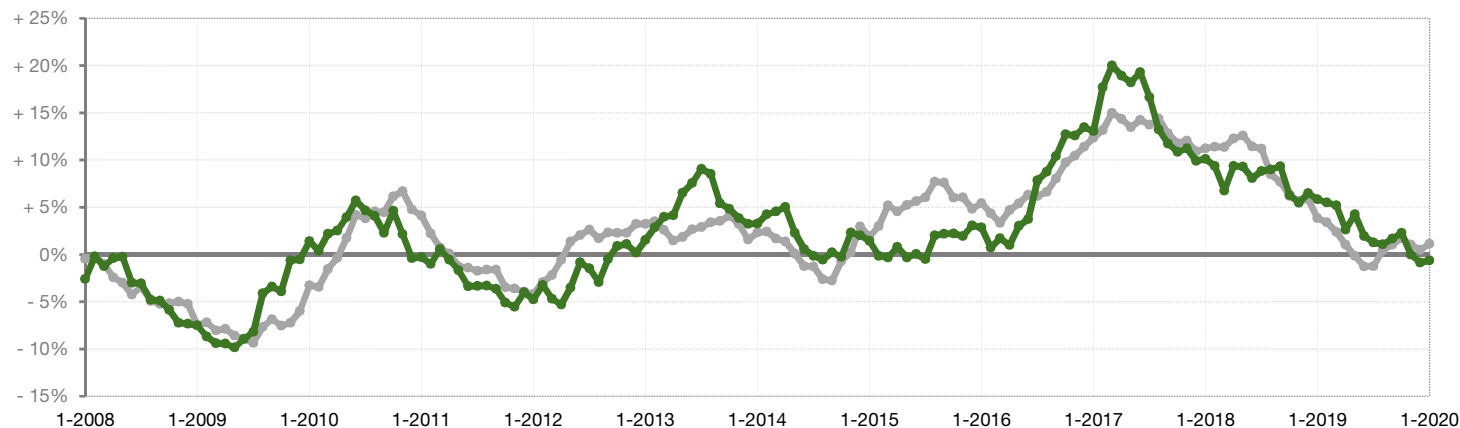
Year to Date

■ Thru 1-2019
■ Thru 1-2020



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 February 5, 2020. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2020 ShowingTime.