

# Local Market Update through May 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

**- 60.4%**

Year-Over-Year Change in  
New Listings

**- 22.6%**

Year-Over-Year Change in  
Closed Sales

**+ 5.4%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

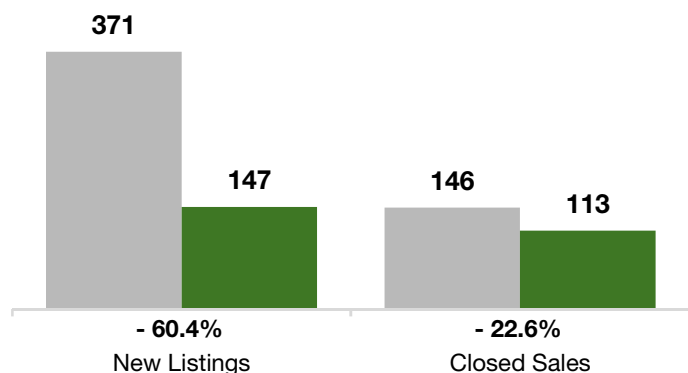
### Year to Date

	Thru 5-2019	Thru 5-2020	+ / -	Thru 5-2019	Thru 5-2020	+ / -
New Listings	371	147	- 60.4%	555	349	- 37.1%
Pending Sales	209	104	- 50.2%	291	214	- 26.5%
Closed Sales	146	113	- 22.6%	238	230	- 3.4%
Lowest Sale Price*	\$110,000	<b>\$115,000</b>	+ 4.5%	\$110,000	<b>\$86,500</b>	- 21.4%
Median Sales Price*	\$560,000	<b>\$590,000</b>	+ 5.4%	\$562,500	<b>\$586,500</b>	+ 4.3%
Highest Sale Price*	\$1,100,000	<b>\$1,045,000</b>	- 5.0%	\$1,100,000	<b>\$1,194,800</b>	+ 8.6%
Percent of Original List Price Received*	94.0%	<b>93.6%</b>	- 0.5%	94.1%	<b>93.7%</b>	- 0.4%
Inventory of Homes for Sale	364	<b>297</b>	- 18.5%	--	--	--
Months Supply of Inventory	6.0	<b>4.8</b>	- 20.3%	--	--	--

\* 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.

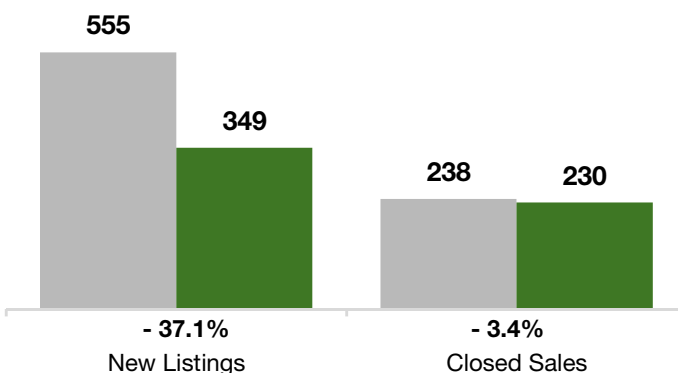
### Last 3 Months

■ Thru 5-2019  
■ Thru 5-2020



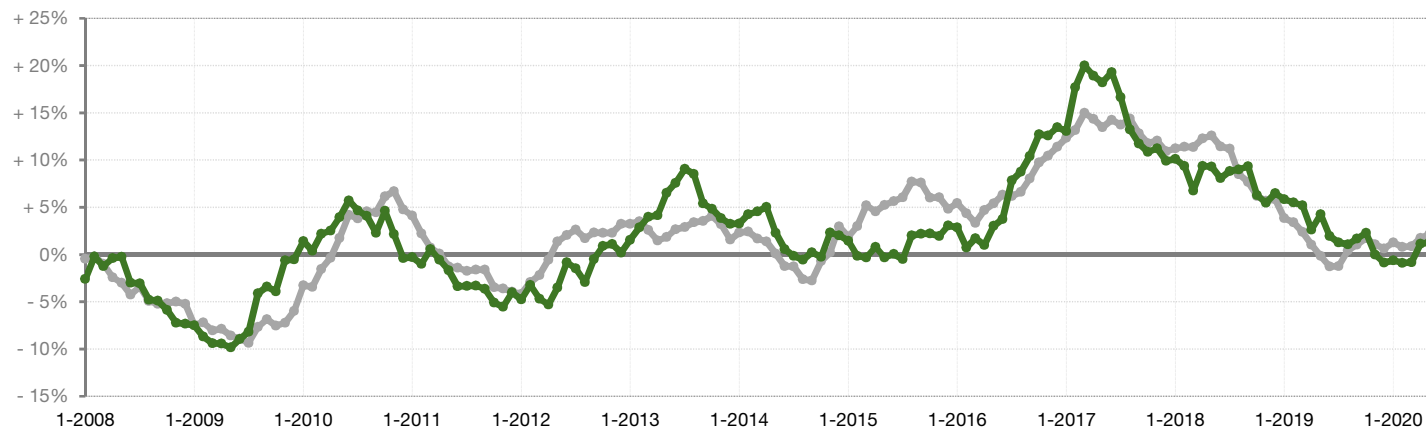
### Year to Date

■ Thru 5-2019  
■ Thru 5-2020



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