

# Local Market Update through July 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

**+ 3.6%**

**- 16.7%**

**+ 0.9%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

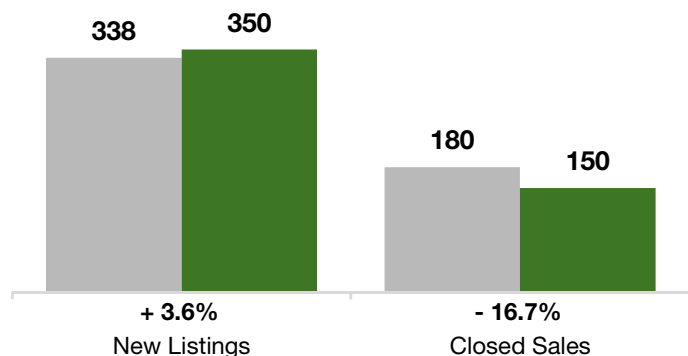
### Year to Date

	Thru 7-2019	Thru 7-2020	+ / -	Thru 7-2019	Thru 7-2020	+ / -
New Listings	338	<b>350</b>	+ 3.6%	762	<b>648</b>	- 15.0%
Pending Sales	220	<b>174</b>	- 20.9%	436	<b>351</b>	- 19.5%
Closed Sales	180	<b>150</b>	- 16.7%	362	<b>347</b>	- 4.1%
Lowest Sale Price*	\$110,000	<b>\$155,000</b>	+ 40.9%	\$110,000	<b>\$86,500</b>	- 21.4%
Median Sales Price*	\$585,000	<b>\$590,000</b>	+ 0.9%	\$569,500	<b>\$590,000</b>	+ 3.6%
Highest Sale Price*	\$1,320,000	<b>\$1,175,000</b>	- 11.0%	\$1,320,000	<b>\$1,194,800</b>	- 9.5%
Percent of Original List Price Received*	94.0%	<b>94.4%</b>	+ 0.4%	94.1%	<b>93.9%</b>	- 0.2%
Inventory of Homes for Sale	401	<b>369</b>	- 8.1%	--	--	--
Months Supply of Inventory	6.6	<b>6.6</b>	- 0.8%	--	--	--

\* 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.

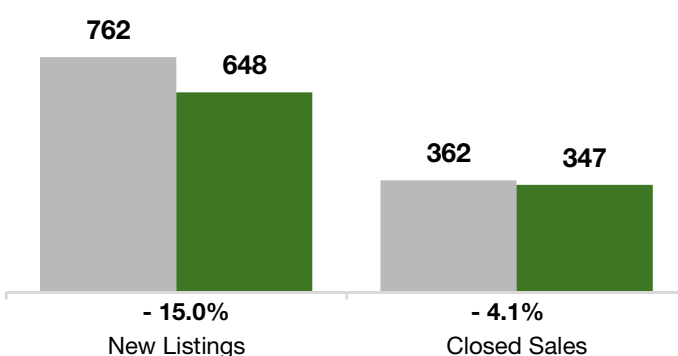
### Last 3 Months

■ Thru 7-2019  
■ Thru 7-2020



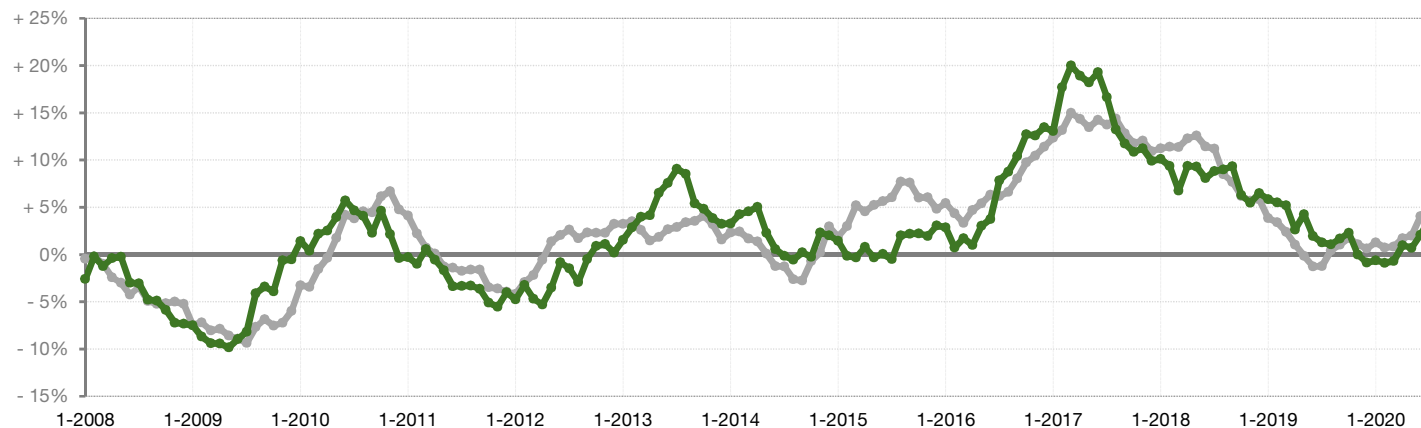
### Year to Date

■ Thru 7-2019  
■ Thru 7-2020



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