

# Local Market Update through August 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

**+ 45.5%**

**- 25.1%**

**+ 3.4%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

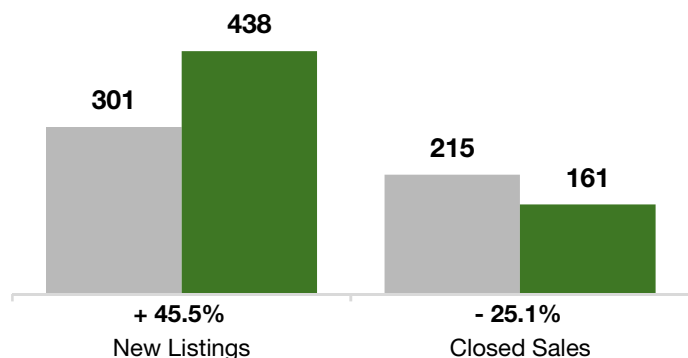
### Year to Date

	Thru 8-2019	Thru 8-2020	+ / -	Thru 8-2019	Thru 8-2020	+ / -
New Listings	301	<b>438</b>	+ 45.5%	856	<b>792</b>	- 7.5%
Pending Sales	217	<b>282</b>	+ 30.0%	508	<b>489</b>	- 3.7%
Closed Sales	215	<b>161</b>	- 25.1%	453	<b>397</b>	- 12.4%
Lowest Sale Price*	\$128,000	<b>\$200,000</b>	+ 56.3%	\$110,000	<b>\$86,500</b>	- 21.4%
Median Sales Price*	\$573,000	<b>\$592,500</b>	+ 3.4%	\$570,000	<b>\$590,000</b>	+ 3.5%
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*	94.8%	<b>94.5%</b>	- 0.4%	94.4%	<b>94.0%</b>	- 0.5%
Inventory of Homes for Sale	399	<b>394</b>	- 1.4%	--	--	--
Months Supply of Inventory	6.6	<b>6.8</b>	+ 3.0%	--	--	--

\* 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.

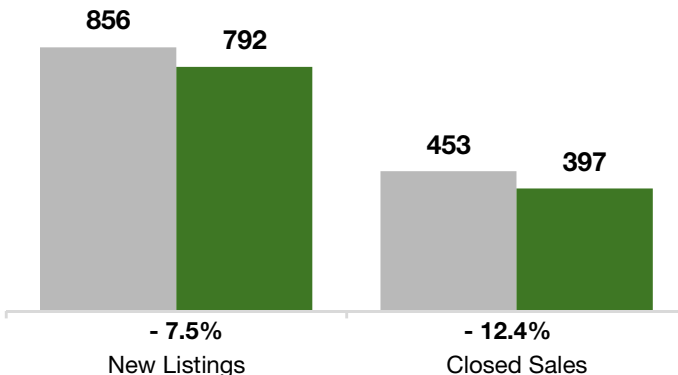
### Last 3 Months

■ Thru 8-2019  
■ Thru 8-2020



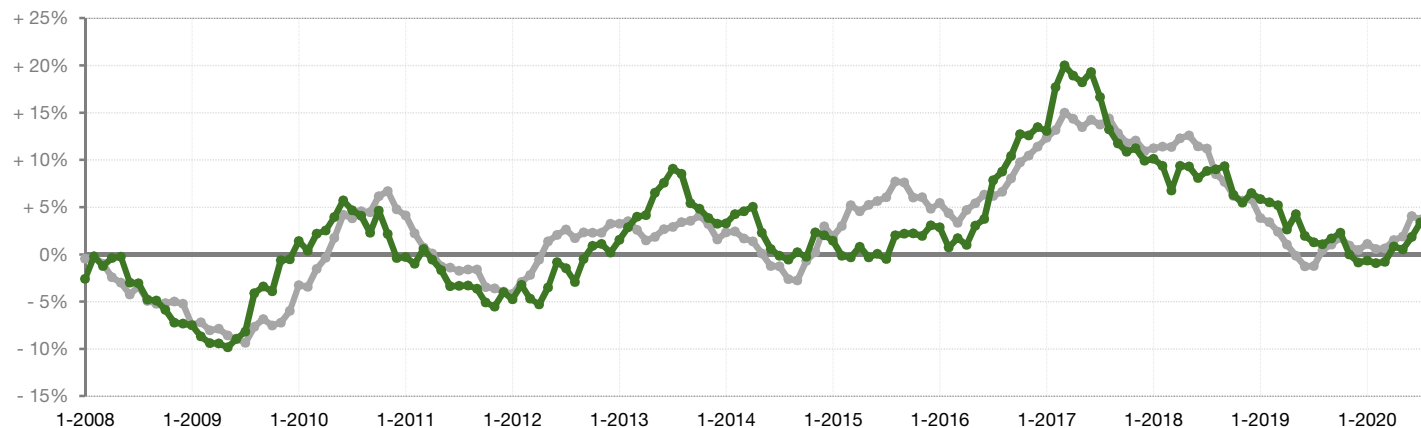
### Year to Date

■ Thru 8-2019  
■ Thru 8-2020



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