

# Local Market Update through September 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

**+ 45.8%**

**- 18.4%**

**+ 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

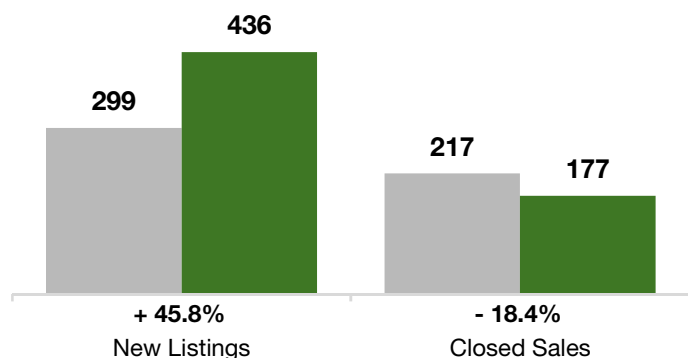
### Year to Date

	Thru 9-2019	Thru 9-2020	+ / -	Thru 9-2019	Thru 9-2020	+ / -
New Listings	299	<b>436</b>	+ 45.8%	962	<b>933</b>	- 3.0%
Pending Sales	216	<b>374</b>	+ 73.1%	571	<b>625</b>	+ 9.5%
Closed Sales	217	<b>177</b>	- 18.4%	516	<b>471</b>	- 8.7%
Lowest Sale Price*	\$112,000	<b>\$185,000</b>	+ 65.2%	\$110,000	<b>\$86,500</b>	- 21.4%
Median Sales Price*	\$580,000	<b>\$600,000</b>	+ 3.4%	\$572,000	<b>\$590,000</b>	+ 3.1%
Highest Sale Price*	\$1,320,000	<b>\$1,250,000</b>	- 5.3%	\$1,320,000	<b>\$1,250,000</b>	- 5.3%
Percent of Original List Price Received*	94.6%	<b>94.7%</b>	+ 0.1%	94.3%	<b>94.1%</b>	- 0.2%
Inventory of Homes for Sale	389	<b>383</b>	- 1.5%	--	--	--
Months Supply of Inventory	6.4	<b>6.2</b>	- 3.3%	--	--	--

\* 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.

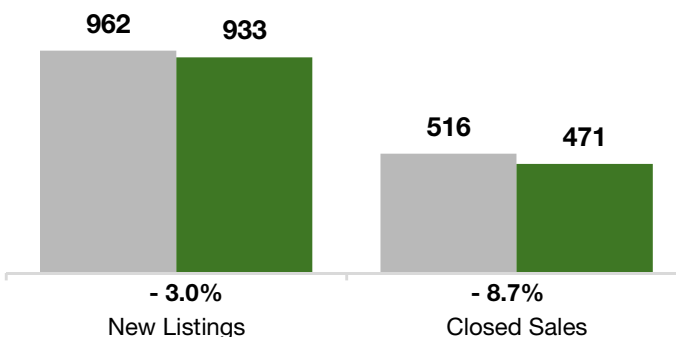
### Last 3 Months

■ Thru 9-2019  
■ Thru 9-2020



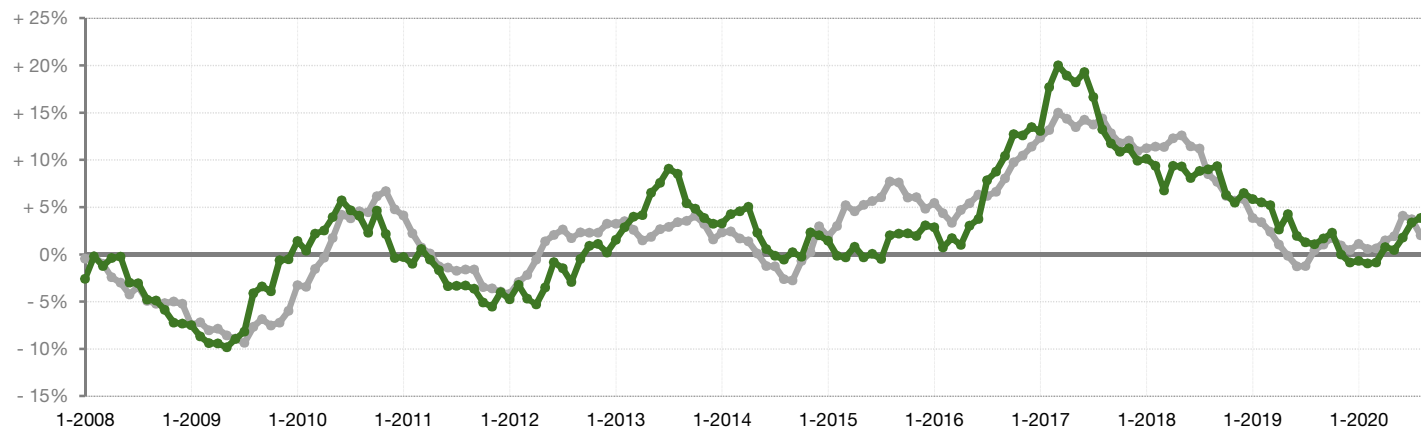
### Year to Date

■ Thru 9-2019  
■ Thru 9-2020



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