

Local Market Update through November 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

+ 11.4%

Year-Over-Year Change in
New Listings

+ 37.3%

Year-Over-Year Change in
Closed Sales

+ 4.2%

One-Year Change in
Median Sales Price*

Last 3 Months

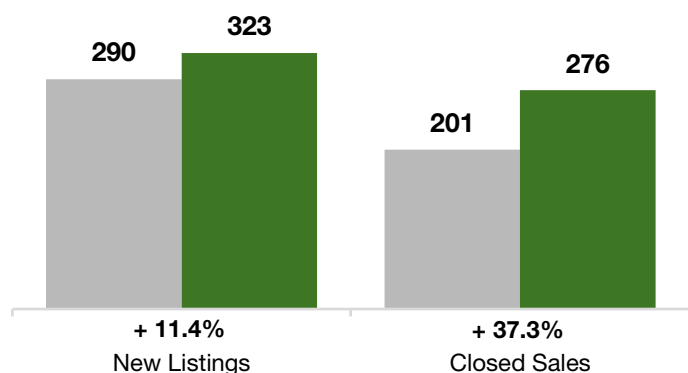
Year to Date

	Thru 11-2019	Thru 11-2020	+ / -	Thru 11-2019	Thru 11-2020	+ / -
New Listings	290	323	+ 11.4%	1,146	1,121	- 2.2%
Pending Sales	193	328	+ 69.9%	701	815	+ 16.3%
Closed Sales	201	276	+ 37.3%	654	674	+ 3.1%
Lowest Sale Price*	\$112,000	\$185,000	+ 65.2%	\$110,000	\$86,500	- 21.4%
Median Sales Price*	\$580,000	\$604,500	+ 4.2%	\$570,000	\$595,000	+ 4.4%
Highest Sale Price*	\$1,175,000	\$1,250,000	+ 6.4%	\$1,320,000	\$1,250,000	- 5.3%
Percent of Original List Price Received*	93.2%	95.1%	+ 2.1%	94.0%	94.4%	+ 0.4%
Inventory of Homes for Sale	373	325	- 12.9%	--	--	--
Months Supply of Inventory	6.1	4.6	- 23.4%	--	--	--

* 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.

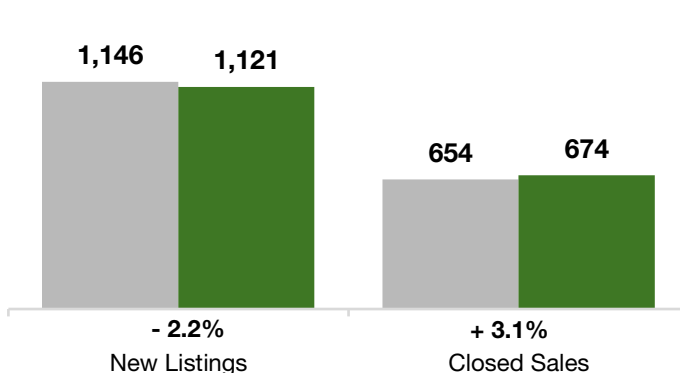
Last 3 Months

■ Thru 11-2019
■ Thru 11-2020



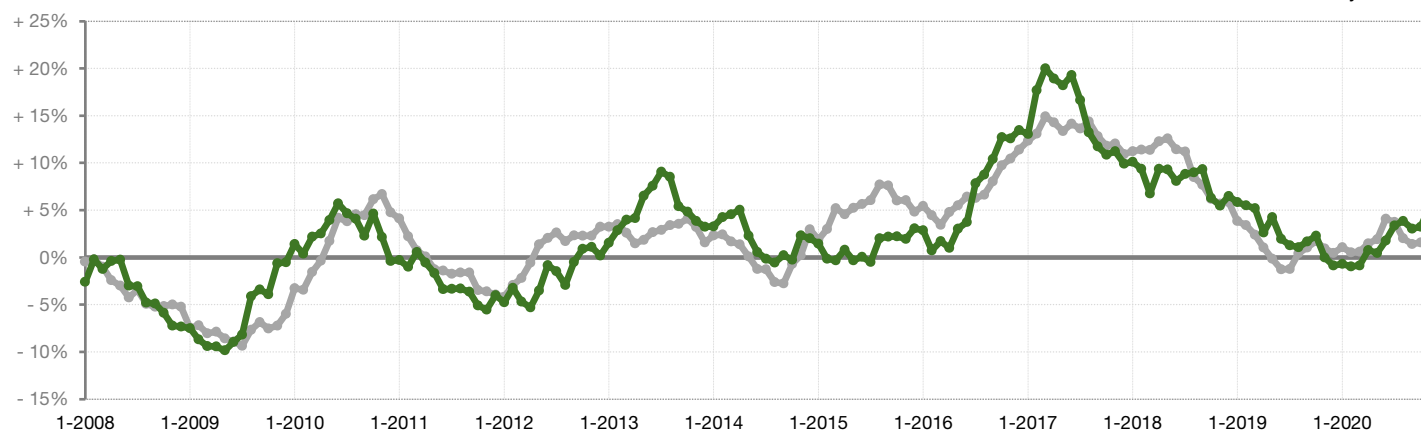
Year to Date

■ Thru 11-2019
■ Thru 11-2020



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