

# Local Market Update through October 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

**+ 30.0%**

Year-Over-Year Change in New Listings

**- 0.4%**

Year-Over-Year Change in Closed Sales

**+ 2.6%**

One-Year Change in Median Sales Price\*

### Last 3 Months

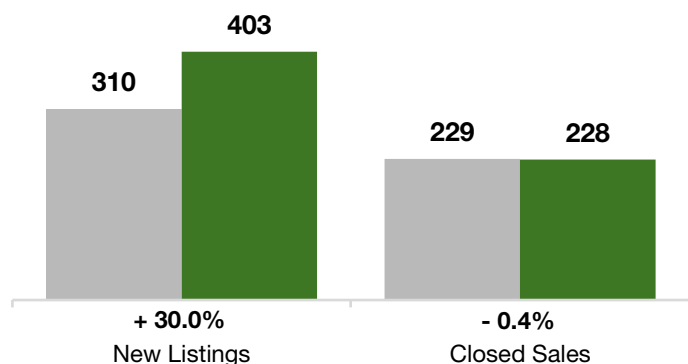
### Year to Date

	Thru 10-2019	Thru 10-2020	+ / -	Thru 10-2019	Thru 10-2020	+ / -
New Listings	310	<b>403</b>	+ 30.0%	1,072	<b>1,060</b>	- 1.1%
Pending Sales	217	<b>386</b>	+ 77.9%	653	<b>737</b>	+ 12.9%
Closed Sales	229	<b>228</b>	- 0.4%	591	<b>579</b>	- 2.0%
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>\$595,000</b>	+ 2.6%	\$570,000	<b>\$590,000</b>	+ 3.5%
Highest Sale Price*	\$1,050,000	<b>\$1,250,000</b>	+ 19.0%	\$1,320,000	<b>\$1,250,000</b>	- 5.3%
Percent of Original List Price Received*	94.2%	<b>95.0%</b>	+ 0.8%	94.1%	<b>94.3%</b>	+ 0.2%
Inventory of Homes for Sale	380	<b>362</b>	- 4.6%	--	--	--
Months Supply of Inventory	6.2	<b>5.5</b>	- 12.0%	--	--	--

\* 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 10-2019  
■ Thru 10-2020



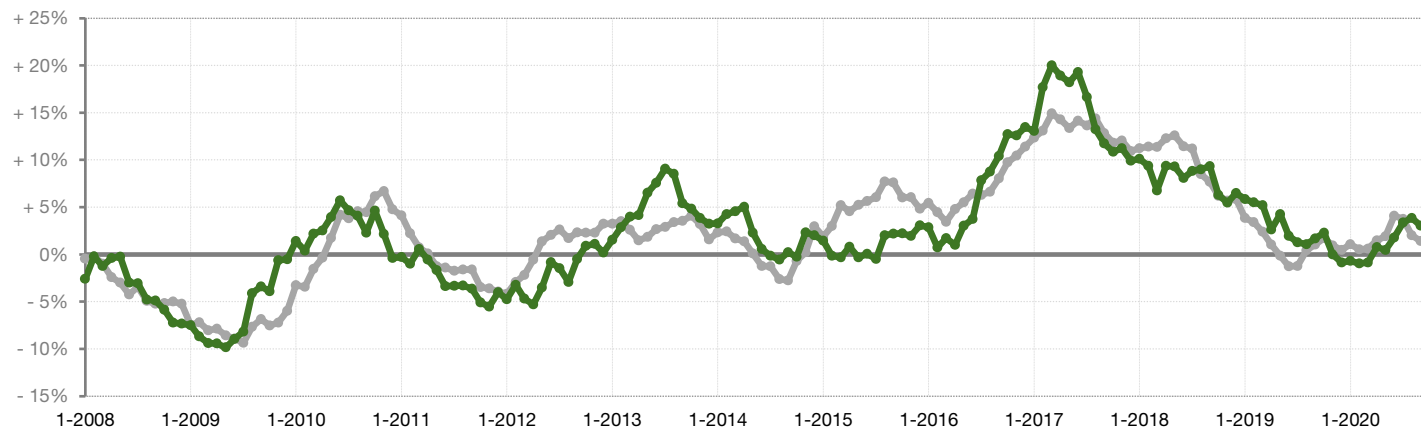
### Year to Date

■ Thru 10-2019  
■ Thru 10-2020



### 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 November 25, 2020. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2020 ShowingTime.