

# Local Market Update through December 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

**+ 3.9%**

Year-Over-Year Change in New Listings

**+ 58.9%**

Year-Over-Year Change in Closed Sales

**+ 4.8%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 12-2019	Thru 12-2020	+ / -	Thru 12-2019	Thru 12-2020	+ / -
New Listings	232	<b>241</b>	+ 3.9%	1,194	<b>1,183</b>	- 0.9%
Pending Sales	191	<b>267</b>	+ 39.8%	761	<b>888</b>	+ 16.7%
Closed Sales	202	<b>321</b>	+ 58.9%	718	<b>794</b>	+ 10.6%
Lowest Sale Price*	\$185,000	<b>\$185,000</b>	0.0%	\$110,000	<b>\$86,500</b>	- 21.4%
Median Sales Price*	\$572,500	<b>\$600,000</b>	+ 4.8%	\$572,000	<b>\$595,000</b>	+ 4.0%
Highest Sale Price*	\$1,175,000	<b>\$1,737,500</b>	+ 47.9%	\$1,320,000	<b>\$1,737,500</b>	+ 31.6%
Percent of Original List Price Received*	93.3%	<b>95.4%</b>	+ 2.2%	94.0%	<b>94.6%</b>	+ 0.6%
Inventory of Homes for Sale	346	<b>294</b>	- 15.1%	--	--	--
Months Supply of Inventory	5.5	<b>4.1</b>	- 26.4%	--	--	--

\* 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.

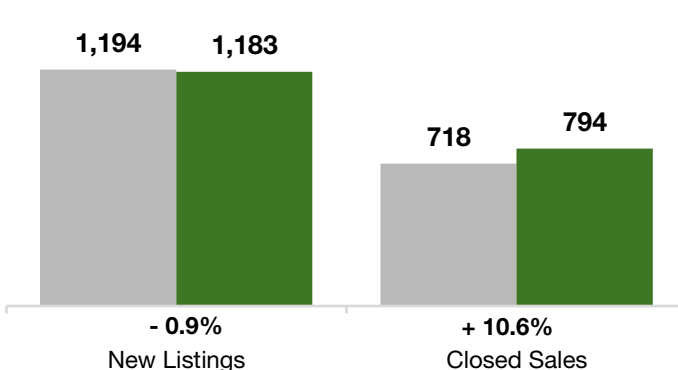
### Last 3 Months

■ Thru 12-2019  
■ Thru 12-2020



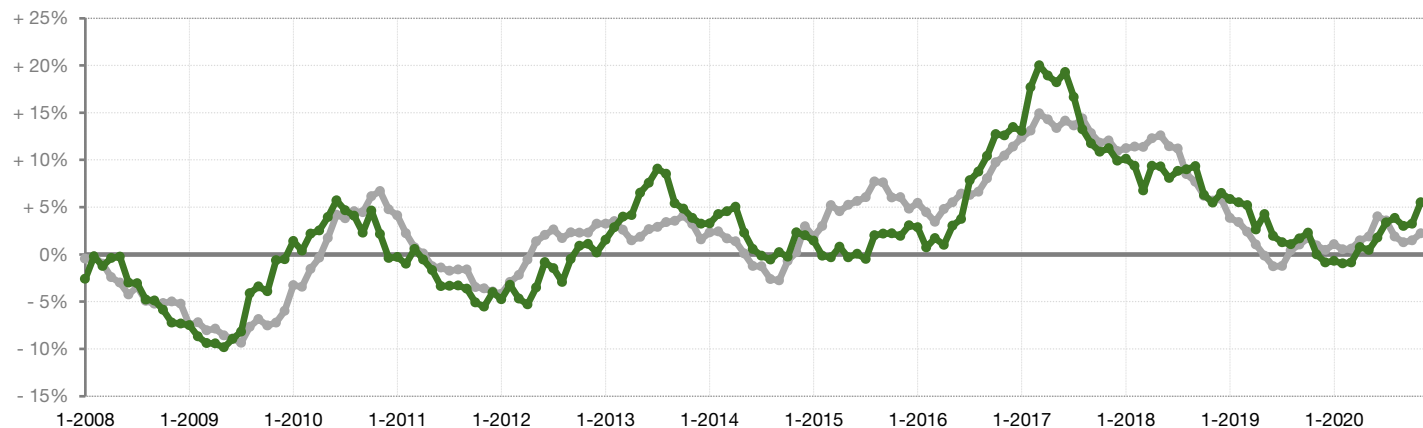
### Year to Date

■ Thru 12-2019  
■ Thru 12-2020



### 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 January 5, 2021. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2020 ShowingTime.