

Local Market Update through January 2021

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

- 1.0%

+ 65.6%

+ 6.1%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

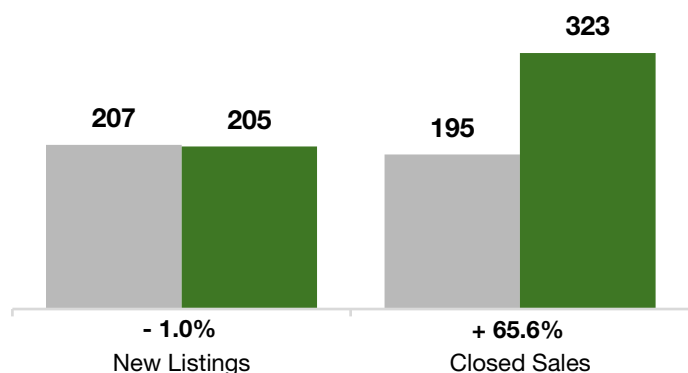
Year to Date

	Thru 1-2020	Thru 1-2021	+ / -	Thru 1-2020	Thru 1-2021	+ / -
New Listings	207	205	- 1.0%	85	84	- 1.2%
Pending Sales	158	226	+ 43.0%	50	71	+ 42.0%
Closed Sales	195	323	+ 65.6%	68	106	+ 55.9%
Lowest Sale Price*	\$86,500	\$188,000	+ 117.3%	\$86,500	\$188,000	+ 117.3%
Median Sales Price*	\$575,000	\$610,000	+ 6.1%	\$558,500	\$600,000	+ 7.4%
Highest Sale Price*	\$1,194,800	\$1,737,500	+ 45.4%	\$1,194,800	\$1,265,000	+ 5.9%
Percent of Original List Price Received*	93.5%	95.1%	+ 1.8%	93.5%	94.4%	+ 1.0%
Inventory of Homes for Sale	326	260	- 20.3%	--	--	--
Months Supply of Inventory	5.2	3.5	- 31.7%	--	--	--

* 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.

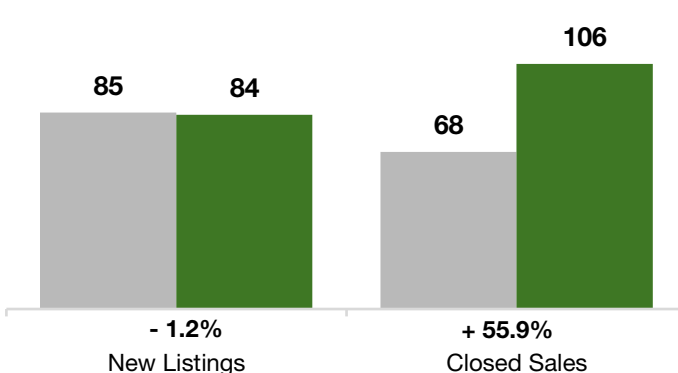
Last 3 Months

■ Thru 1-2020
■ Thru 1-2021



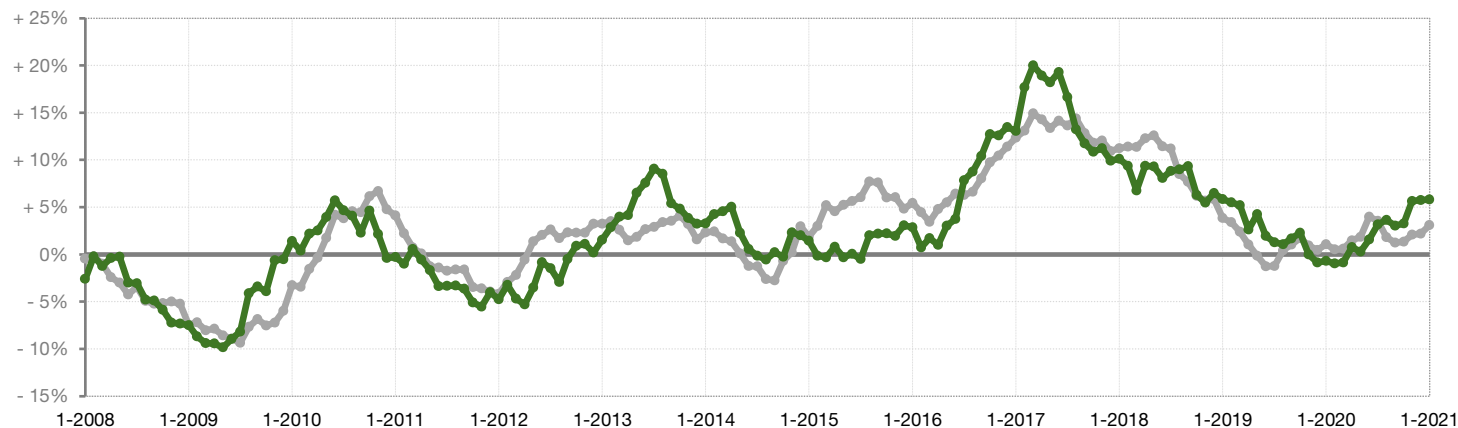
Year to Date

■ Thru 1-2020
■ Thru 1-2021



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