

# Local Market Update through February 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

**- 16.0%**

**+ 57.1%**

**+ 4.1%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

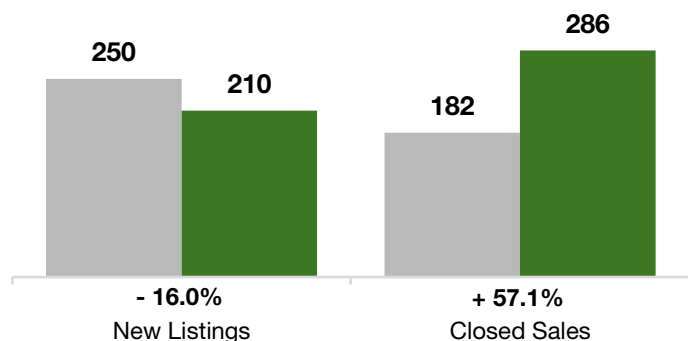
### Year to Date

	Thru 2-2020	Thru 2-2021	+ / -	Thru 2-2020	Thru 2-2021	+ / -
New Listings	250	210	- 16.0%	202	149	- 26.2%
Pending Sales	166	219	+ 31.9%	106	145	+ 36.8%
Closed Sales	182	286	+ 57.1%	118	166	+ 40.7%
Lowest Sale Price*	\$86,500	\$188,000	+ 117.3%	\$86,500	\$188,000	+ 117.3%
Median Sales Price*	\$576,500	\$600,000	+ 4.1%	\$581,500	\$600,000	+ 3.2%
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*	93.8%	95.2%	+ 1.4%	93.7%	94.6%	+ 1.0%
Inventory of Homes for Sale	319	238	- 25.2%	--	--	--
Months Supply of Inventory	5.0	3.2	- 35.7%	--	--	--

\* 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.

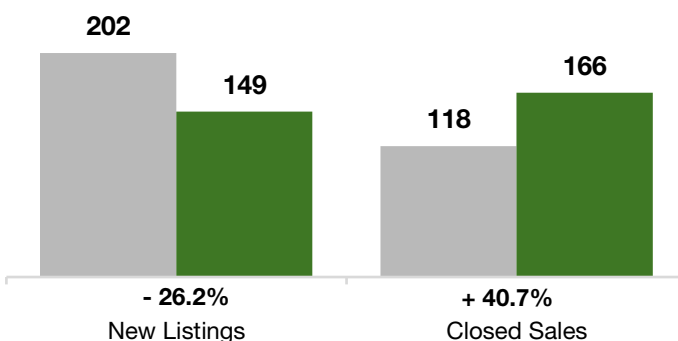
### Last 3 Months

■ Thru 2-2020  
■ Thru 2-2021



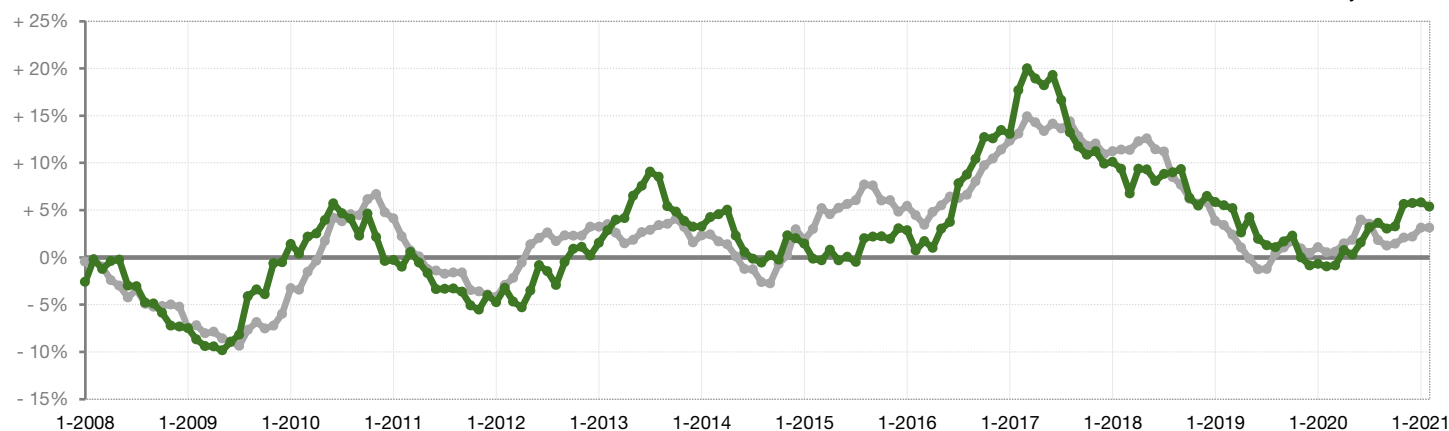
### Year to Date

■ Thru 2-2020  
■ Thru 2-2021



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