

Local Market Update through March 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

- 5.2%

+ 44.5%

+ 1.7%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

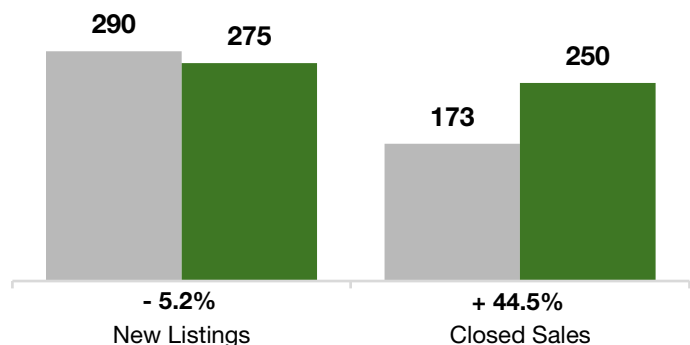
Year to Date

	Thru 3-2020	Thru 3-2021	+ / -	Thru 3-2020	Thru 3-2021	+ / -
New Listings	290	275	- 5.2%	290	275	- 5.2%
Pending Sales	158	243	+ 53.8%	158	243	+ 53.8%
Closed Sales	173	250	+ 44.5%	173	250	+ 44.5%
Lowest Sale Price*	\$86,500	\$101,500	+ 17.3%	\$86,500	\$101,500	+ 17.3%
Median Sales Price*	\$580,000	\$590,000	+ 1.7%	\$580,000	\$590,000	+ 1.7%
Highest Sale Price*	\$1,194,800	\$1,340,000	+ 12.2%	\$1,194,800	\$1,340,000	+ 12.2%
Percent of Original List Price Received*	93.1%	94.5%	+ 1.5%	93.1%	94.5%	+ 1.5%
Inventory of Homes for Sale	336	231	- 31.2%	--	--	--
Months Supply of Inventory	5.2	3.0	- 42.0%	--	--	--

* 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.

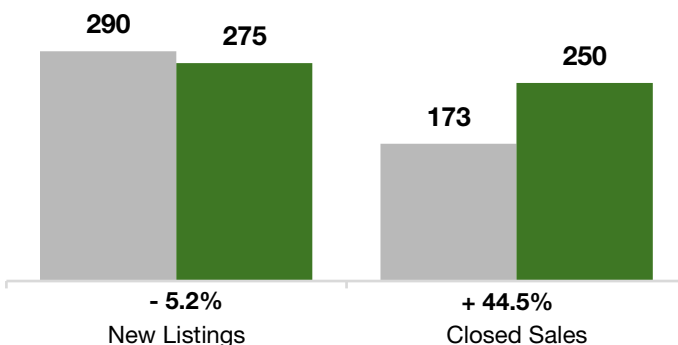
Last 3 Months

■ Thru 3-2020
■ Thru 3-2021



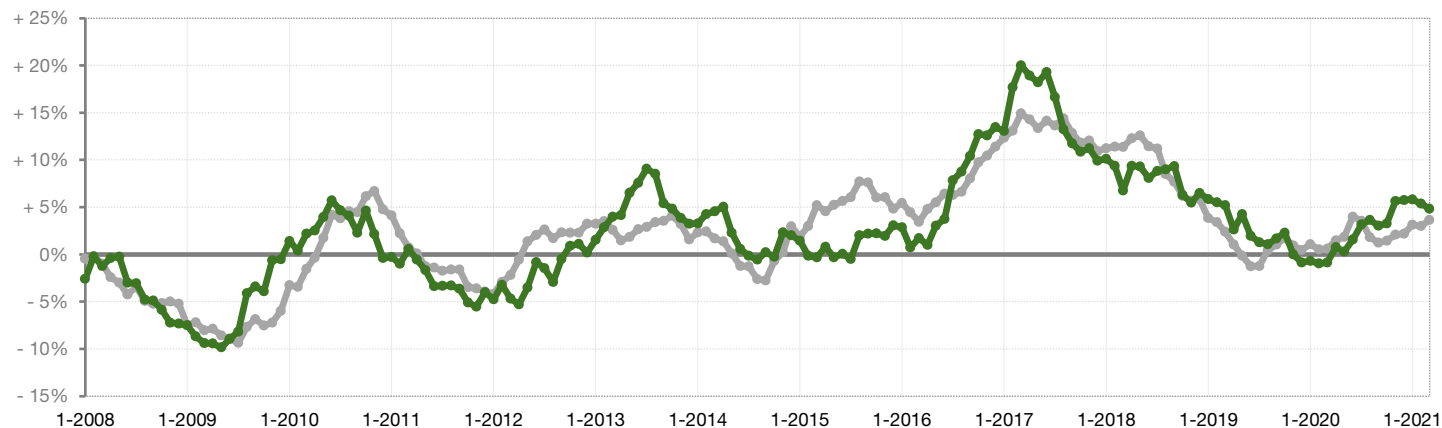
Year to Date

■ Thru 3-2020
■ Thru 3-2021



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