

Local Market Update through April 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

+ 45.5%

Year-Over-Year Change in New Listings

+ 66.4%

Year-Over-Year Change in Closed Sales

- 0.8%

One-Year Change in Median Sales Price*

Last 3 Months

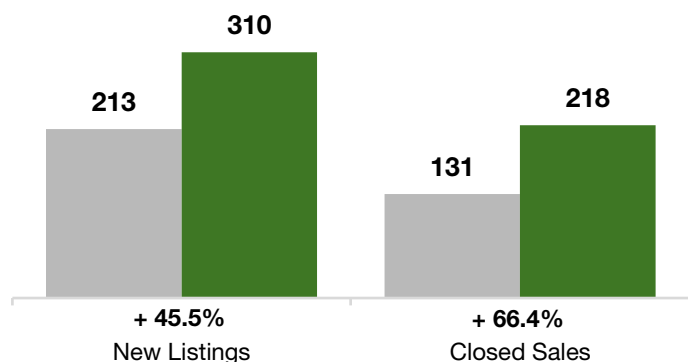
Year to Date

	Thru 4-2020	Thru 4-2021	+ / -	Thru 4-2020	Thru 4-2021	+ / -
New Listings	213	310	+ 45.5%	298	399	+ 33.9%
Pending Sales	126	278	+ 120.6%	176	348	+ 97.7%
Closed Sales	131	218	+ 66.4%	199	325	+ 63.3%
Lowest Sale Price*	\$115,000	\$101,500	- 11.7%	\$86,500	\$101,500	+ 17.3%
Median Sales Price*	\$595,000	\$590,000	- 0.8%	\$580,000	\$592,500	+ 2.2%
Highest Sale Price*	\$999,000	\$1,340,000	+ 34.1%	\$1,194,800	\$1,340,000	+ 12.2%
Percent of Original List Price Received*	93.4%	94.8%	+ 1.5%	93.4%	94.6%	+ 1.3%
Inventory of Homes for Sale	338	230	- 32.1%	--	--	--
Months Supply of Inventory	5.3	2.8	- 46.6%	--	--	--

* 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.

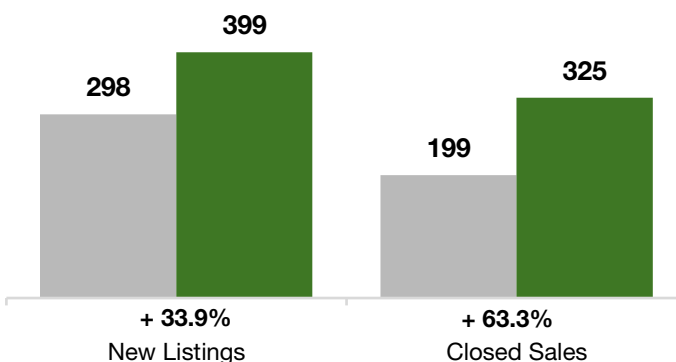
Last 3 Months

■ Thru 4-2020
■ Thru 4-2021



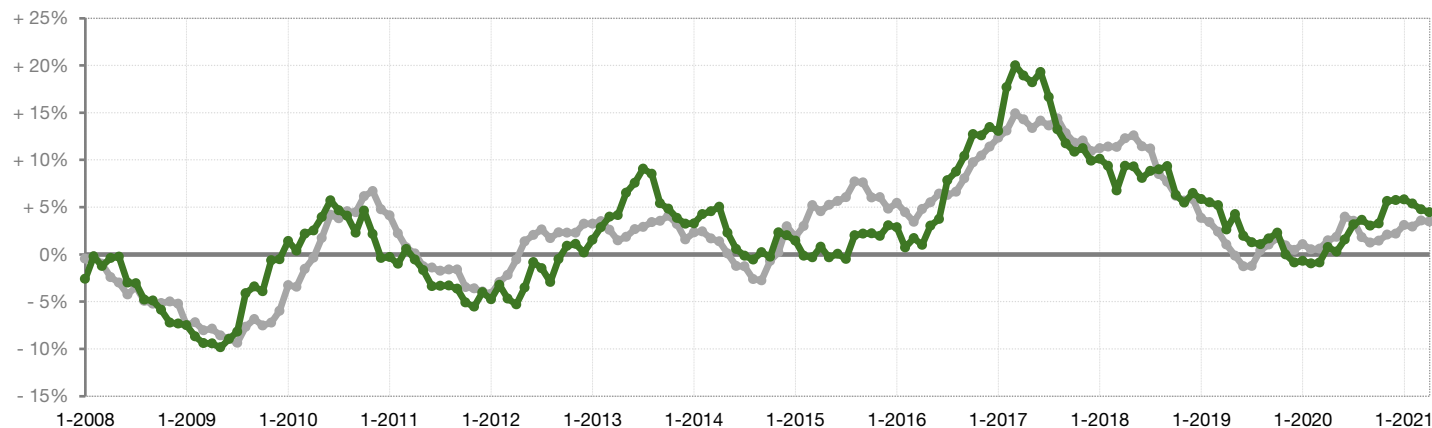
Year to Date

■ Thru 4-2020
■ Thru 4-2021



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