

# Local Market Update through May 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

**+ 135.5%**

Year-Over-Year Change in New Listings

**+ 99.2%**

Year-Over-Year Change in Closed Sales

**+ 7.6%**

One-Year Change in Median Sales Price\*

### Last 3 Months

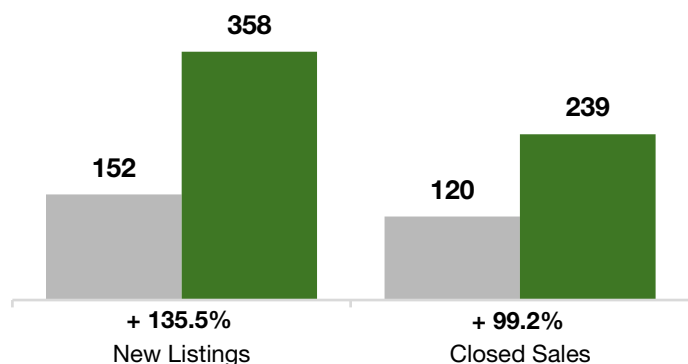
### Year to Date

	Thru 5-2020	Thru 5-2021	+ / -	Thru 5-2020	Thru 5-2021	+ / -
New Listings	152	<b>358</b>	+ 135.5%	354	<b>513</b>	+ 44.9%
Pending Sales	100	<b>306</b>	+ 206.0%	206	<b>450</b>	+ 118.4%
Closed Sales	120	<b>239</b>	+ 99.2%	238	<b>406</b>	+ 70.6%
Lowest Sale Price*	\$115,000	<b>\$101,500</b>	- 11.7%	\$86,500	<b>\$101,500</b>	+ 17.3%
Median Sales Price*	\$576,000	<b>\$620,000</b>	+ 7.6%	\$579,000	<b>\$615,000</b>	+ 6.2%
Highest Sale Price*	\$1,045,000	<b>\$1,340,000</b>	+ 28.2%	\$1,194,800	<b>\$1,340,000</b>	+ 12.2%
Percent of Original List Price Received*	93.6%	<b>95.3%</b>	+ 1.8%	93.6%	<b>95.0%</b>	+ 1.4%
Inventory of Homes for Sale	330	<b>234</b>	- 29.3%	--	--	--
Months Supply of Inventory	5.5	<b>2.7</b>	- 50.4%	--	--	--

\* 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.

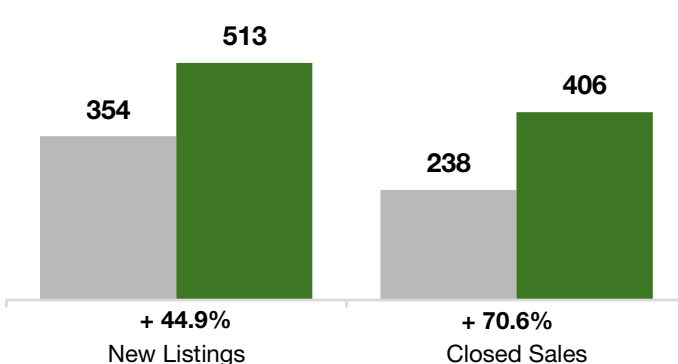
### Last 3 Months

■ Thru 5-2020  
■ Thru 5-2021



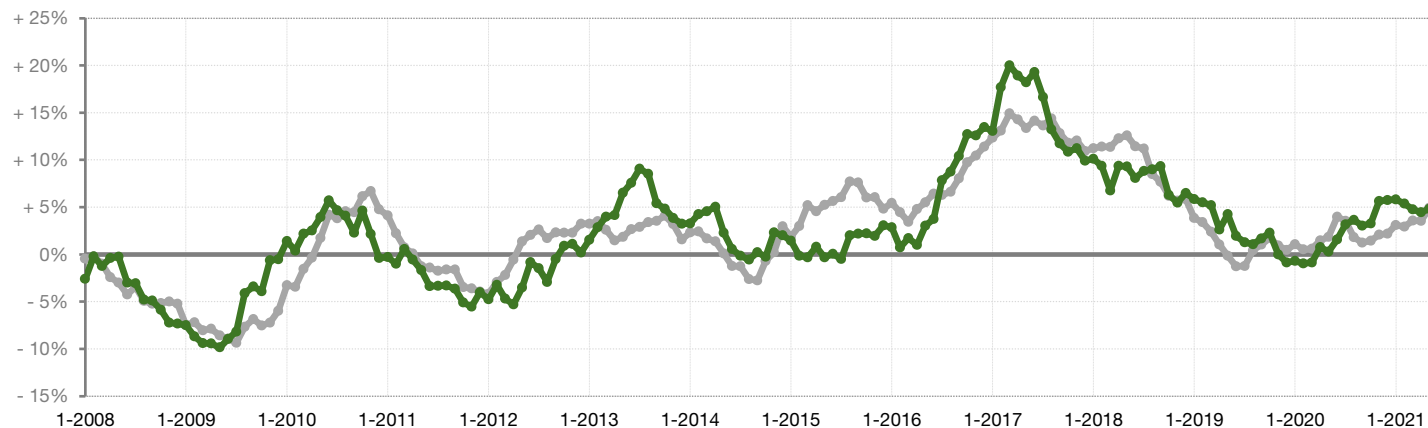
### Year to Date

■ Thru 5-2020  
■ Thru 5-2021



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