

Local Market Update through July 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

- 9.4%

+ 75.2%

+ 8.3%

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 7-2020	Thru 7-2021	+ / -	Thru 7-2020	Thru 7-2021	+ / -
New Listings	362	328	- 9.4%	660	737	+ 11.7%
Pending Sales	173	294	+ 69.9%	349	638	+ 82.8%
Closed Sales	153	268	+ 75.2%	352	596	+ 69.3%
Lowest Sale Price*	\$155,000	\$205,000	+ 32.3%	\$86,500	\$101,500	+ 17.3%
Median Sales Price*	\$590,000	\$639,000	+ 8.3%	\$585,000	\$620,000	+ 6.0%
Highest Sale Price*	\$1,175,000	\$1,316,000	+ 12.0%	\$1,194,800	\$1,340,000	+ 12.2%
Percent of Original List Price Received*	94.4%	97.5%	+ 3.2%	93.9%	95.9%	+ 2.2%
Inventory of Homes for Sale	386	220	- 43.1%	--	--	--
Months Supply of Inventory	6.9	2.3	- 67.0%	--	--	--

* 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.

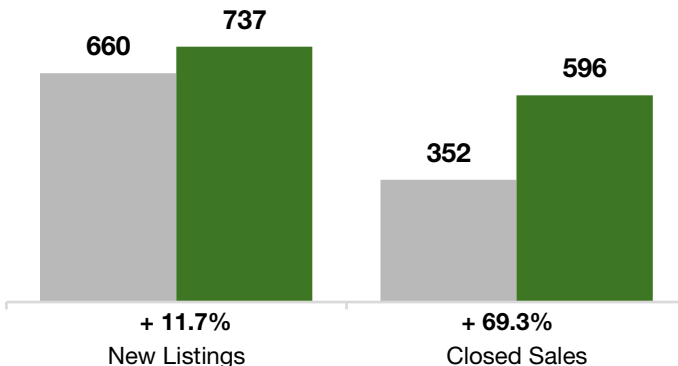
Last 3 Months

■ Thru 7-2020
■ Thru 7-2021



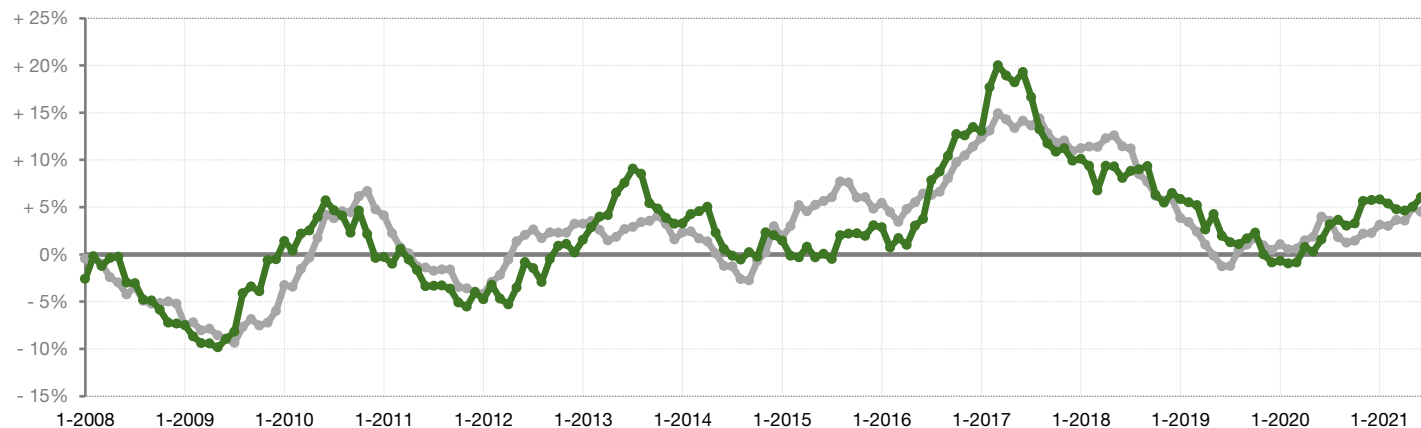
Year to Date

■ Thru 7-2020
■ Thru 7-2021



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