

Local Market Update through August 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

- 29.3%

+ 76.4%

+ 8.2%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

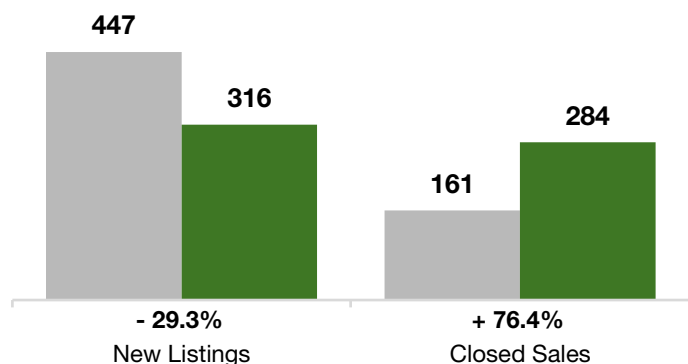
Year to Date

	Thru 8-2020	Thru 8-2021	+ / -	Thru 8-2020	Thru 8-2021	+ / -
New Listings	447	316	- 29.3%	801	835	+ 4.2%
Pending Sales	278	287	+ 3.2%	484	732	+ 51.2%
Closed Sales	161	284	+ 76.4%	399	693	+ 73.7%
Lowest Sale Price*	\$200,000	\$225,000	+ 12.5%	\$86,500	\$101,500	+ 17.3%
Median Sales Price*	\$592,500	\$641,000	+ 8.2%	\$590,000	\$625,000	+ 5.9%
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*	94.5%	97.9%	+ 3.7%	94.0%	96.2%	+ 2.4%
Inventory of Homes for Sale	418	216	- 48.2%	--	--	--
Months Supply of Inventory	7.3	2.2	- 69.3%	--	--	--

* 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.

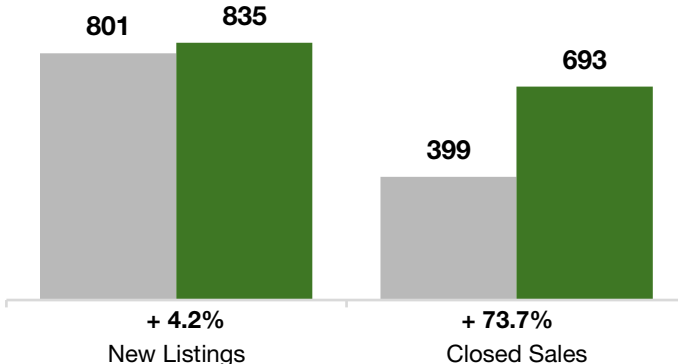
Last 3 Months

■ Thru 8-2020
■ Thru 8-2021



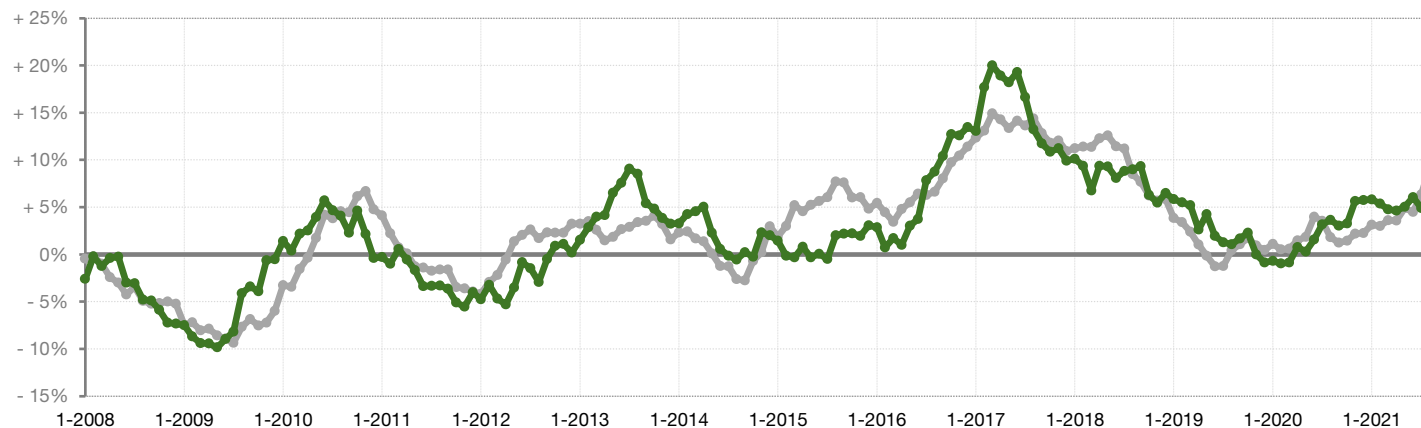
Year to Date

■ Thru 8-2020
■ Thru 8-2021



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