

Local Market Update through September 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

- 36.7%

Year-Over-Year Change in
New Listings

+ 55.6%

Year-Over-Year Change in
Closed Sales

+ 5.0%

One-Year Change in
Median Sales Price*

Last 3 Months

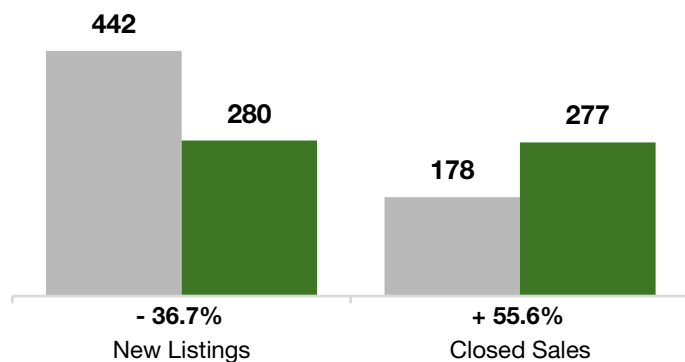
Year to Date

	Thru 9-2020	Thru 9-2021	+ / -	Thru 9-2020	Thru 9-2021	+ / -
New Listings	442	280	- 36.7%	943	918	- 2.7%
Pending Sales	366	242	- 33.9%	616	793	+ 28.7%
Closed Sales	178	277	+ 55.6%	473	782	+ 65.3%
Lowest Sale Price*	\$185,000	\$210,000	+ 13.5%	\$86,500	\$101,500	+ 17.3%
Median Sales Price*	\$600,000	\$630,000	+ 5.0%	\$590,000	\$620,000	+ 5.1%
Highest Sale Price*	\$1,250,000	\$1,189,000	- 4.9%	\$1,250,000	\$1,340,000	+ 7.2%
Percent of Original List Price Received*	95.0%	97.8%	+ 3.0%	94.2%	96.4%	+ 2.3%
Inventory of Homes for Sale	413	218	- 47.3%	--	--	--
Months Supply of Inventory	6.8	2.3	- 65.4%	--	--	--

* 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 9-2020
■ Thru 9-2021



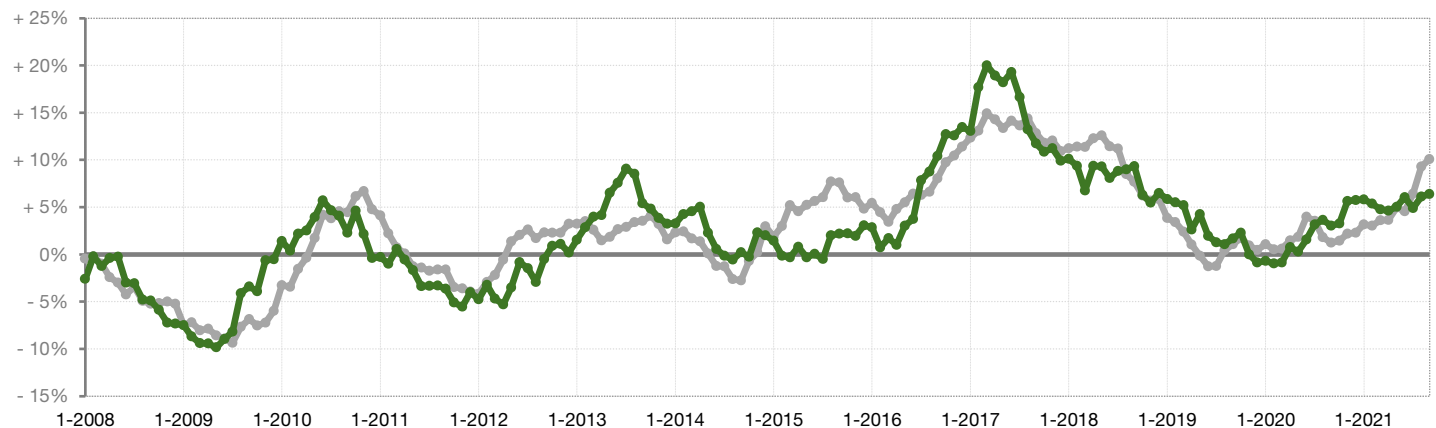
Year to Date

■ Thru 9-2020
■ Thru 9-2021



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