

# Local Market Update through October 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

**- 34.3%**

**+ 20.2%**

**+ 6.9%**

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 10-2020	Thru 10-2021	+ / -	Thru 10-2020	Thru 10-2021	+ / -
New Listings	405	266	- 34.3%	1,065	1,011	- 5.1%
Pending Sales	376	229	- 39.1%	725	863	+ 19.0%
Closed Sales	228	274	+ 20.2%	580	871	+ 50.2%
Lowest Sale Price*	\$185,000	\$170,000	- 8.1%	\$86,500	\$101,500	+ 17.3%
Median Sales Price*	\$598,888	\$640,000	+ 6.9%	\$590,000	\$625,000	+ 5.9%
Highest Sale Price*	\$1,250,000	\$1,150,000	- 8.0%	\$1,250,000	\$1,340,000	+ 7.2%
Percent of Original List Price Received*	95.2%	97.6%	+ 2.5%	94.4%	96.4%	+ 2.2%
Inventory of Homes for Sale	392	215	- 45.1%	--	--	--
Months Supply of Inventory	6.0	2.4	- 59.2%	--	--	--

\* 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.

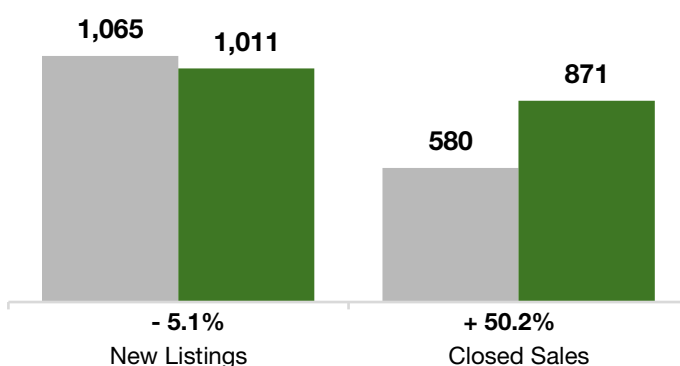
### Last 3 Months

■ Thru 10-2020  
■ Thru 10-2021



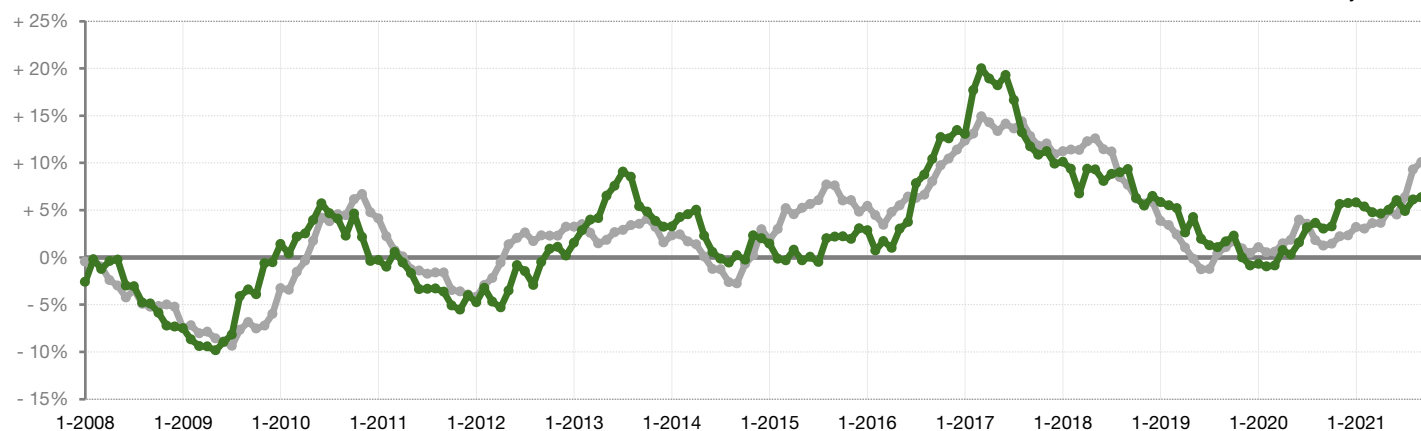
### Year to Date

■ Thru 10-2020  
■ Thru 10-2021



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