

Local Market Update through November 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

- 23.4%

Year-Over-Year Change in New Listings

- 8.2%

Year-Over-Year Change in Closed Sales

+ 3.3%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 11-2020	Thru 11-2021	+ / -	Thru 11-2020	Thru 11-2021	+ / -
New Listings	325	249	- 23.4%	1,126	1,094	- 2.8%
Pending Sales	319	207	- 35.1%	803	930	+ 15.8%
Closed Sales	279	256	- 8.2%	678	949	+ 40.0%
Lowest Sale Price*	\$185,000	\$170,000	- 8.1%	\$86,500	\$101,500	+ 17.3%
Median Sales Price*	\$610,000	\$630,000	+ 3.3%	\$595,000	\$625,000	+ 5.0%
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%	97.8%	+ 2.7%	94.5%	96.6%	+ 2.3%
Inventory of Homes for Sale	361	212	- 41.3%	--	--	--
Months Supply of Inventory	5.2	2.5	- 52.1%	--	--	--

* 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.

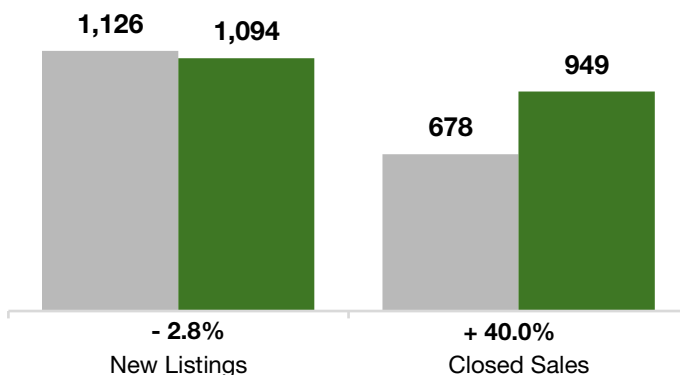
Last 3 Months

■ Thru 11-2020
■ Thru 11-2021



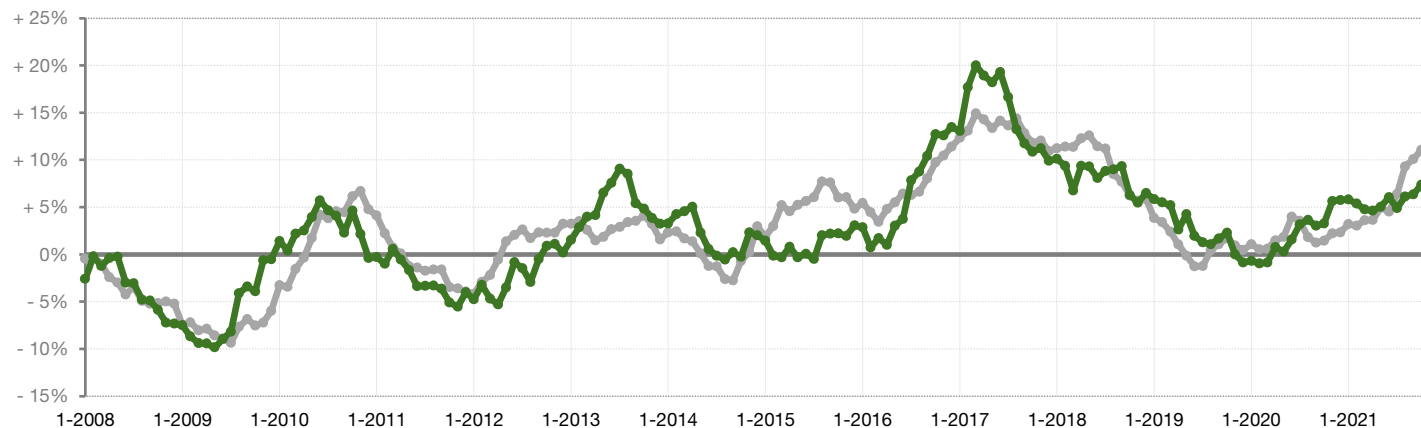
Year to Date

■ Thru 11-2020
■ Thru 11-2021



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