

Local Market Update through December 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

- 15.5%

Year-Over-Year Change in
New Listings

- 27.3%

Year-Over-Year Change in
Closed Sales

+ 7.5%

One-Year Change in
Median Sales Price*

Last 3 Months

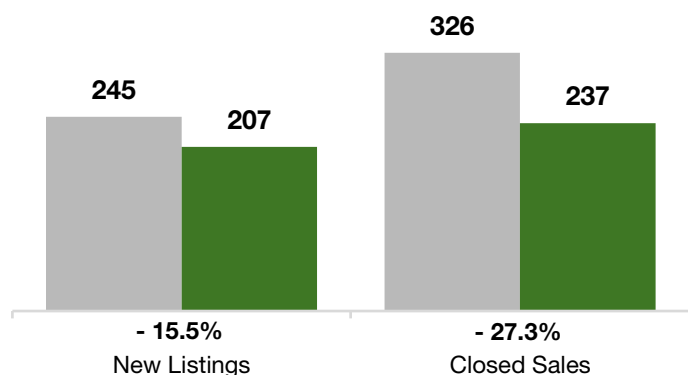
Year to Date

	Thru 12-2020	Thru 12-2021	+ / -	Thru 12-2020	Thru 12-2021	+ / -
New Listings	245	207	- 15.5%	1,188	1,131	- 4.8%
Pending Sales	260	223	- 14.2%	876	1,007	+ 15.0%
Closed Sales	326	237	- 27.3%	799	1,022	+ 27.9%
Lowest Sale Price*	\$185,000	\$170,000	- 8.1%	\$86,500	\$101,500	+ 17.3%
Median Sales Price*	\$600,000	\$645,000	+ 7.5%	\$595,000	\$629,000	+ 5.7%
Highest Sale Price*	\$1,737,500	\$1,150,000	- 33.8%	\$1,737,500	\$1,340,000	- 22.9%
Percent of Original List Price Received*	95.4%	97.8%	+ 2.5%	94.7%	96.7%	+ 2.1%
Inventory of Homes for Sale	327	192	- 41.2%	--	--	--
Months Supply of Inventory	4.6	2.3	- 50.1%	--	--	--

* 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.

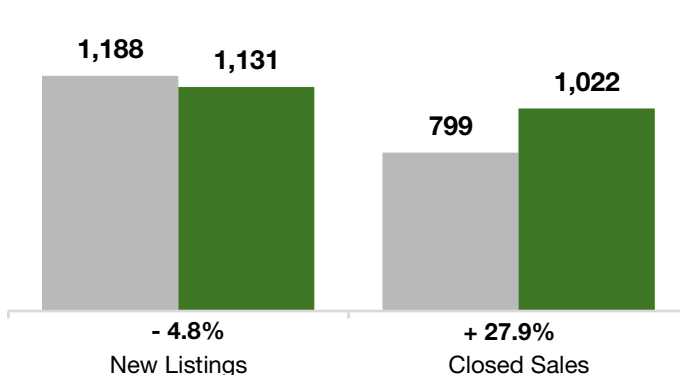
Last 3 Months

■ Thru 12-2020
■ Thru 12-2021



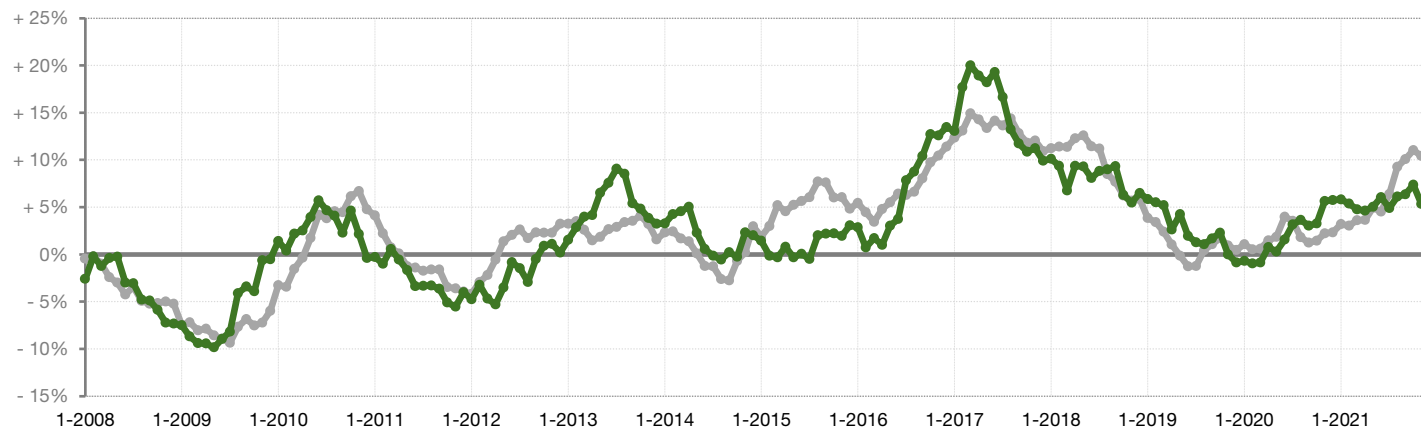
Year to Date

■ Thru 12-2020
■ Thru 12-2021



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 January 5, 2022. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2022 ShowingTime.