

Local Market Update through February 2022

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

- 11.9%

Year-Over-Year Change in New Listings

- 23.6%

Year-Over-Year Change in Closed Sales

+ 8.3%

One-Year Change in Median Sales Price*

Last 3 Months

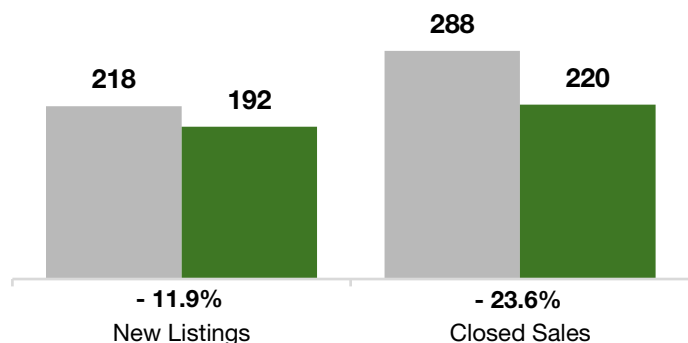
Year to Date

	Thru 2-2021	Thru 2-2022	+ / -	Thru 2-2021	Thru 2-2022	+ / -
New Listings	218	192	- 11.9%	156	157	+ 0.6%
Pending Sales	213	205	- 3.8%	141	129	- 8.5%
Closed Sales	288	220	- 23.6%	167	145	- 13.2%
Lowest Sale Price*	\$188,000	\$175,000	- 6.9%	\$188,000	\$175,000	- 6.9%
Median Sales Price*	\$600,000	\$650,000	+ 8.3%	\$600,000	\$655,000	+ 9.2%
Highest Sale Price*	\$1,737,500	\$1,375,000	- 20.9%	\$1,265,000	\$1,375,000	+ 8.7%
Percent of Original List Price Received*	95.1%	97.7%	+ 2.7%	94.6%	97.8%	+ 3.4%
Inventory of Homes for Sale	274	150	- 45.3%	--	--	--
Months Supply of Inventory	3.7	1.8	- 51.3%	--	--	--

* 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.

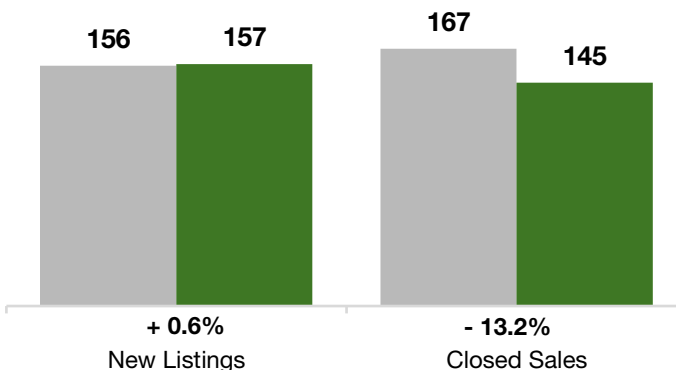
Last 3 Months

■ Thru 2-2021
■ Thru 2-2022



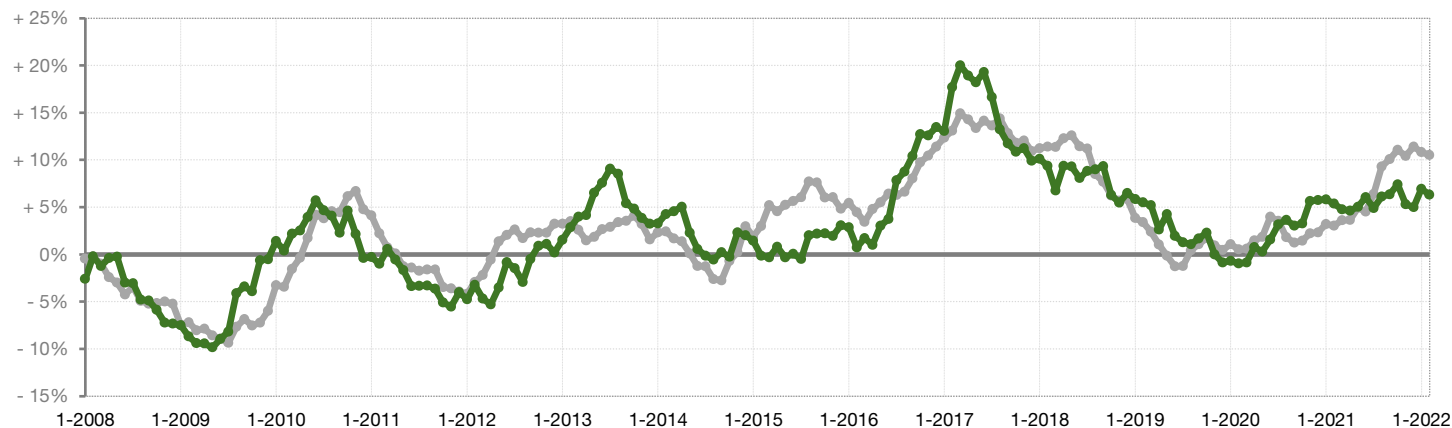
Year to Date

■ Thru 2-2021
■ Thru 2-2022



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