

# Local Market Update through April 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

**- 9.4%**

**- 14.0%**

**+ 11.6%**

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 4-2021	Thru 4-2022	+ / -	Thru 4-2021	Thru 4-2022	+ / -
New Listings	319	289	- 9.4%	412	374	- 9.2%
Pending Sales	270	218	- 19.3%	340	288	- 15.3%
Closed Sales	221	190	- 14.0%	328	275	- 16.2%
Lowest Sale Price*	\$101,500	\$175,000	+ 72.4%	\$101,500	\$175,000	+ 72.4%
Median Sales Price*	\$590,000	\$658,500	+ 11.6%	\$597,500	\$665,000	+ 11.3%
Highest Sale Price*	\$1,340,000	\$1,398,888	+ 4.4%	\$1,340,000	\$1,398,888	+ 4.4%
Percent of Original List Price Received*	94.8%	97.8%	+ 3.2%	94.6%	97.8%	+ 3.4%
Inventory of Homes for Sale	264	171	- 35.1%	--	--	--
Months Supply of Inventory	3.3	2.1	- 35.6%	--	--	--

\* 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.

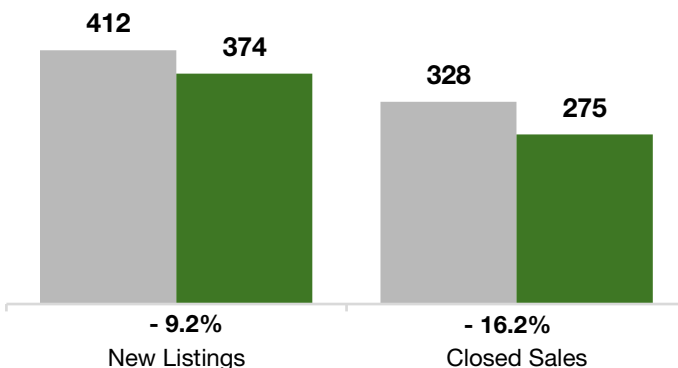
### Last 3 Months

■ Thru 4-2021  
■ Thru 4-2022



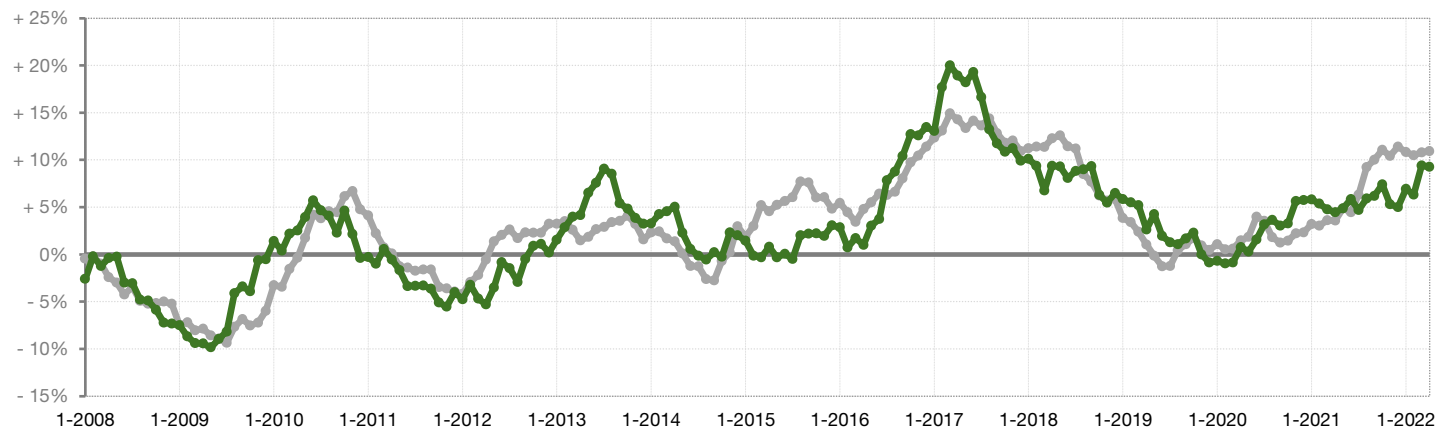
### Year to Date

■ Thru 4-2021  
■ Thru 4-2022



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