

# Local Market Update through May 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

**- 11.2%**

Year-Over-Year Change in  
New Listings

**- 20.2%**

Year-Over-Year Change in  
Closed Sales

**+ 8.9%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 5-2021	Thru 5-2022	+ / -	Thru 5-2021	Thru 5-2022	+ / -
New Listings	365	324	- 11.2%	521	482	- 7.5%
Pending Sales	298	241	- 19.1%	439	366	- 16.6%
Closed Sales	242	193	- 20.2%	409	338	- 17.4%
Lowest Sale Price*	\$101,500	\$225,000	+ 121.7%	\$101,500	\$175,000	+ 72.4%
Median Sales Price*	\$620,000	\$675,000	+ 8.9%	\$615,000	\$670,000	+ 8.9%
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*	95.3%	98.5%	+ 3.4%	95.0%	98.2%	+ 3.4%
Inventory of Homes for Sale	266	189	- 28.8%	--	--	--
Months Supply of Inventory	3.1	2.4	- 23.1%	--	--	--

\* 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.

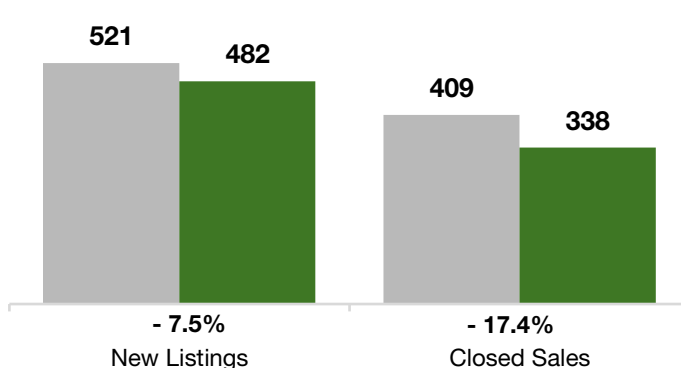
### Last 3 Months

■ Thru 5-2021  
■ Thru 5-2022



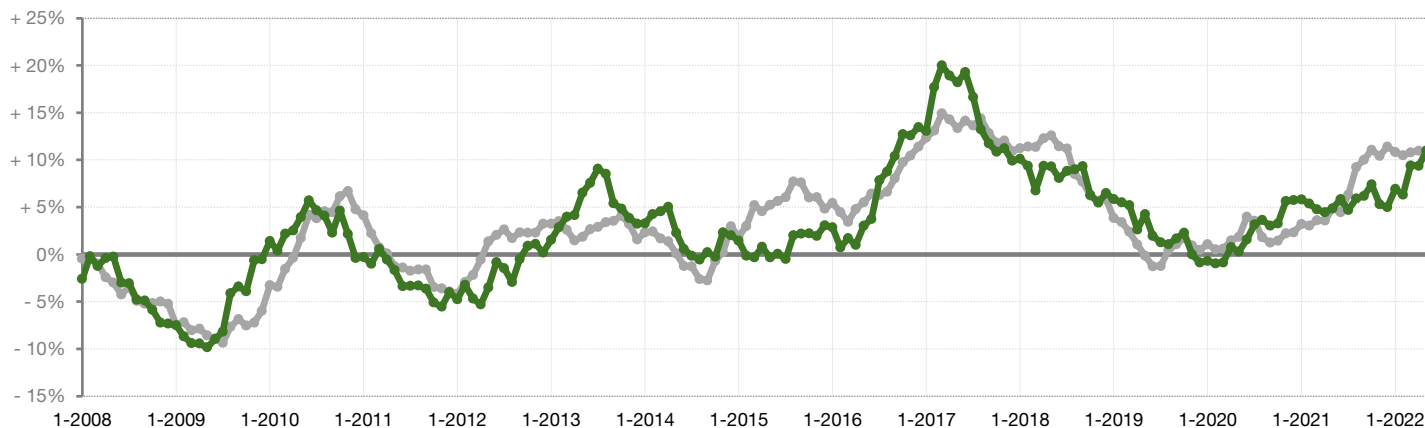
### Year to Date

■ Thru 5-2021  
■ Thru 5-2022



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