

Local Market Update through June 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

- 9.2%

Year-Over-Year Change in New Listings

- 26.4%

Year-Over-Year Change in Closed Sales

+ 8.1%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 6-2021	Thru 6-2022	+ / -	Thru 6-2021	Thru 6-2022	+ / -
New Listings	357	324	- 9.2%	639	600	- 6.1%
Pending Sales	313	218	- 30.4%	546	431	- 21.1%
Closed Sales	254	187	- 26.4%	505	413	- 18.2%
Lowest Sale Price*	\$205,000	\$225,000	+ 9.8%	\$101,500	\$175,000	+ 72.4%
Median Sales Price*	\$629,000	\$680,000	+ 8.1%	\$615,000	\$675,000	+ 9.8%
Highest Sale Price*	\$1,316,000	\$1,398,888	+ 6.3%	\$1,340,000	\$1,398,888	+ 4.4%
Percent of Original List Price Received*	96.6%	99.6%	+ 3.1%	95.5%	98.6%	+ 3.2%
Inventory of Homes for Sale	262	211	- 19.7%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

* 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.

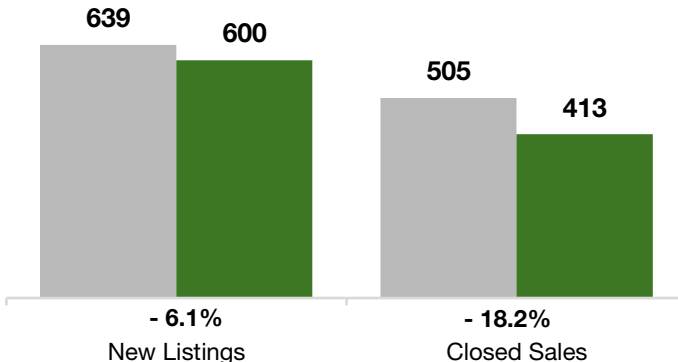
Last 3 Months

■ Thru 6-2021
■ Thru 6-2022



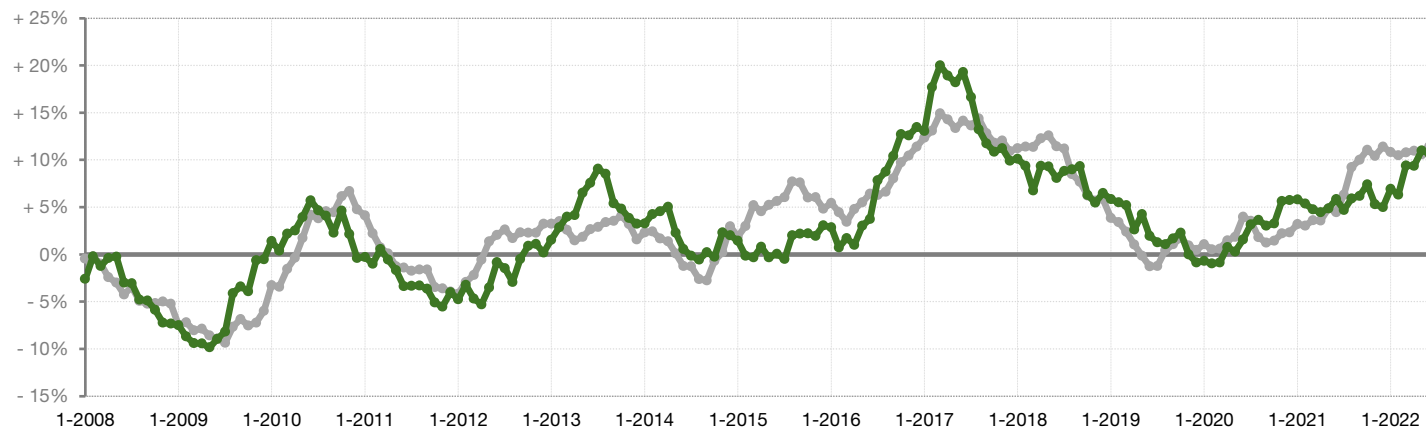
Year to Date

■ Thru 6-2021
■ Thru 6-2022



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