

Local Market Update through July 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

- 4.5%

- 13.8%

+ 7.8%

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 7-2021 | Thru 7-2022 | + / - | Thru 7-2021 | Thru 7-2022 | + / - |
|--|-------------|-------------|---------|-------------|-------------|---------|
| New Listings | 337 | 322 | - 4.5% | 749 | 701 | - 6.4% |
| Pending Sales | 286 | 209 | - 26.9% | 625 | 494 | - 21.0% |
| Closed Sales | 269 | 232 | - 13.8% | 597 | 508 | - 14.9% |
| Lowest Sale Price* | \$205,000 | \$167,500 | - 18.3% | \$101,500 | \$167,500 | + 65.0% |
| Median Sales Price* | \$638,000 | \$687,500 | + 7.8% | \$620,000 | \$675,000 | + 8.9% |
| Highest Sale Price* | \$1,316,000 | \$1,675,000 | + 27.3% | \$1,340,000 | \$1,675,000 | + 25.0% |
| Percent of Original List Price Received* | 97.5% | 99.7% | + 2.3% | 95.9% | 98.7% | + 2.9% |
| Inventory of Homes for Sale | 263 | 233 | - 11.5% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 3.1 | + 13.7% | -- | -- | -- |

* 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.

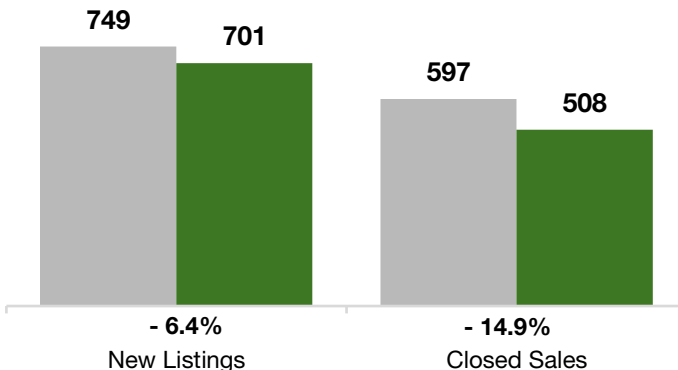
Last 3 Months

■ Thru 7-2021
■ Thru 7-2022



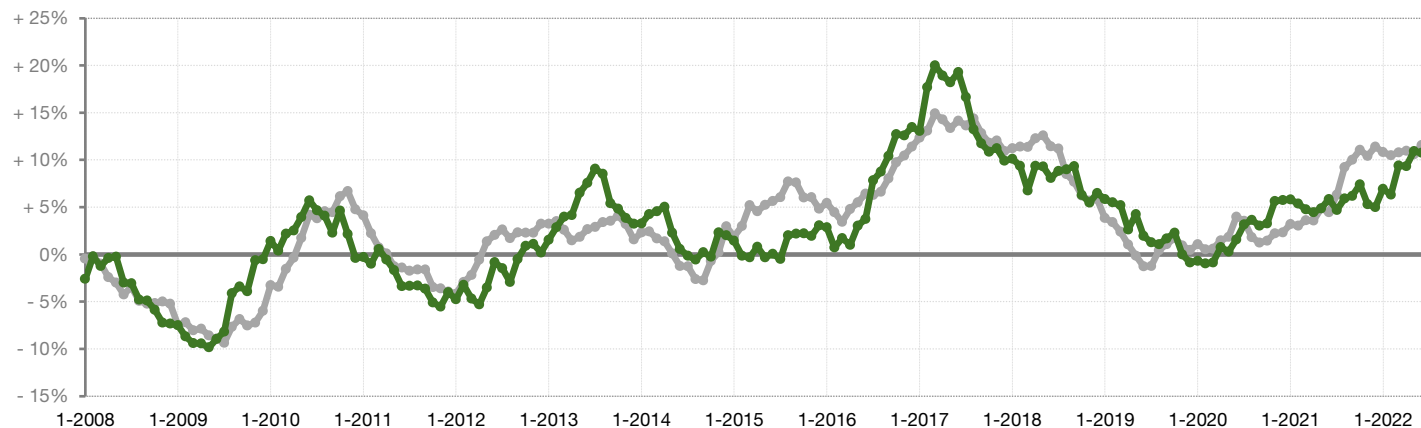
Year to Date

■ Thru 7-2021
■ Thru 7-2022



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