

Local Market Update through September 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

- 17.1%

Year-Over-Year Change in
New Listings

- 20.6%

Year-Over-Year Change in
Closed Sales

+ 11.0%

One-Year Change in
Median Sales Price*

Last 3 Months

Year to Date

	Thru 9-2021	Thru 9-2022	+ / -	Thru 9-2021	Thru 9-2022	+ / -
New Listings	286	237	- 17.1%	925	845	- 8.6%
Pending Sales	236	170	- 28.0%	779	597	- 23.4%
Closed Sales	281	223	- 20.6%	786	644	- 18.1%
Lowest Sale Price*	\$210,000	\$167,500	- 20.2%	\$101,500	\$167,500	+ 65.0%
Median Sales Price*	\$630,000	\$699,000	+ 11.0%	\$620,000	\$679,500	+ 9.6%
Highest Sale Price*	\$1,189,000	\$1,675,000	+ 40.9%	\$1,340,000	\$1,675,000	+ 25.0%
Percent of Original List Price Received*	97.9%	98.8%	+ 1.0%	96.4%	98.7%	+ 2.4%
Inventory of Homes for Sale	258	252	- 2.6%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.0%	--	--	--

* 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.

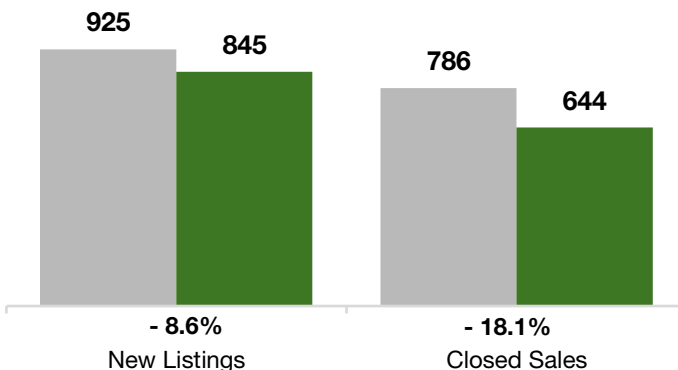
Last 3 Months

■ Thru 9-2021
■ Thru 9-2022



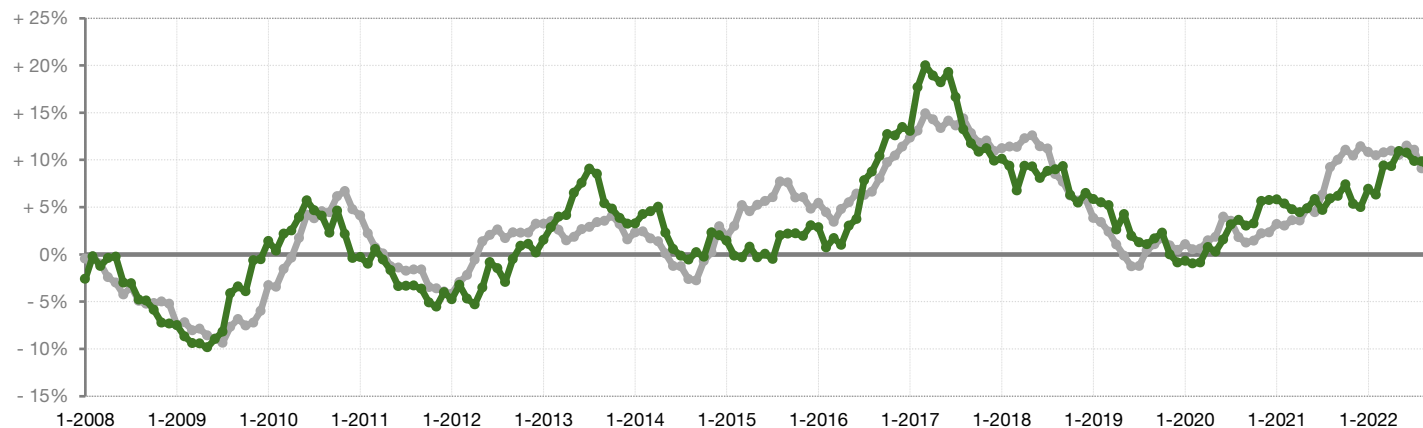
Year to Date

■ Thru 9-2021
■ Thru 9-2022



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