

Local Market Update through October 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

- 26.7%

Year-Over-Year Change in New Listings

- 26.5%

Year-Over-Year Change in Closed Sales

+ 9.2%

One-Year Change in Median Sales Price*

Last 3 Months

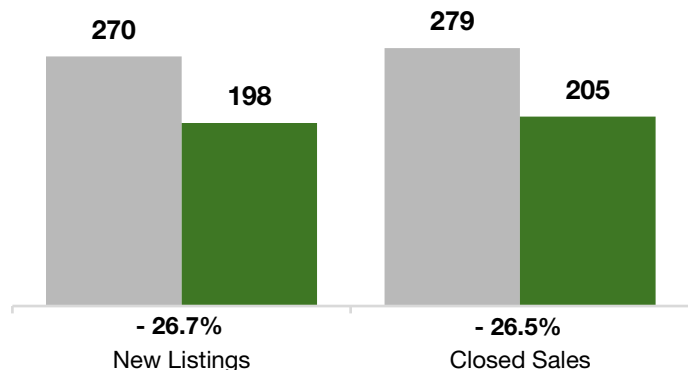
Year to Date

	Thru 10-2021	Thru 10-2022	+ / -	Thru 10-2021	Thru 10-2022	+ / -
New Listings	270	198	- 26.7%	1,019	906	- 11.1%
Pending Sales	226	166	- 26.5%	851	657	- 22.8%
Closed Sales	279	205	- 26.5%	877	715	- 18.5%
Lowest Sale Price*	\$170,000	\$225,000	+ 32.4%	\$101,500	\$167,500	+ 65.0%
Median Sales Price*	\$640,000	\$699,000	+ 9.2%	\$625,000	\$680,000	+ 8.8%
Highest Sale Price*	\$1,150,000	\$1,450,000	+ 26.1%	\$1,340,000	\$1,675,000	+ 25.0%
Percent of Original List Price Received*	97.6%	97.6%	+ 0.0%	96.5%	98.4%	+ 2.0%
Inventory of Homes for Sale	252	237	- 5.7%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 21.4%	--	--	--

* 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.

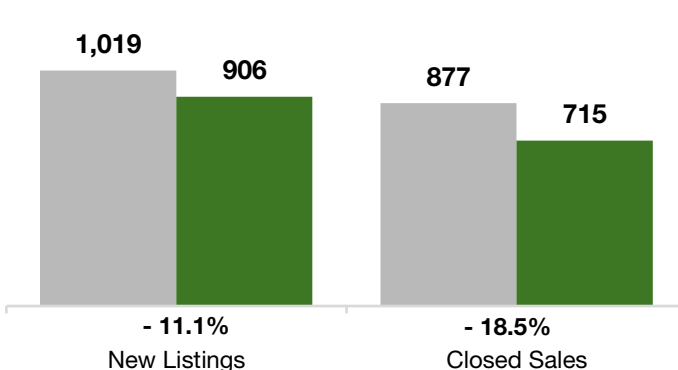
Last 3 Months

■ Thru 10-2021
■ Thru 10-2022



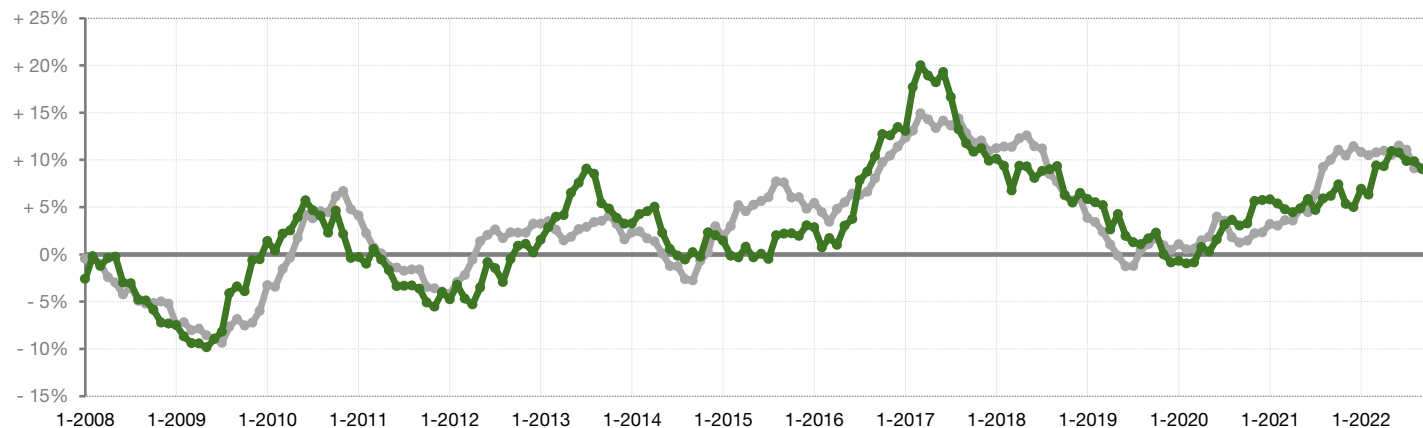
Year to Date

■ Thru 10-2021
■ Thru 10-2022



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