

Local Market Update through November 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

- 28.2%

Year-Over-Year Change in
New Listings

- 32.3%

Year-Over-Year Change in
Closed Sales

+ 9.7%

One-Year Change in
Median Sales Price*

Last 3 Months

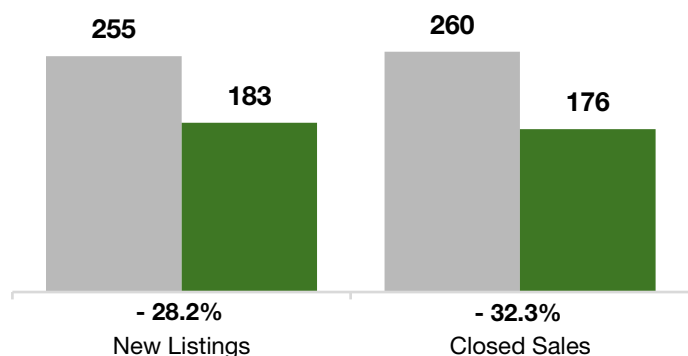
Year to Date

	Thru 11-2021	Thru 11-2022	+ / -	Thru 11-2021	Thru 11-2022	+ / -
New Listings	255	183	- 28.2%	1,101	969	- 12.0%
Pending Sales	204	147	- 27.9%	921	696	- 24.4%
Closed Sales	260	176	- 32.3%	954	758	- 20.5%
Lowest Sale Price*	\$170,000	\$232,500	+ 36.8%	\$101,500	\$167,500	+ 65.0%
Median Sales Price*	\$630,000	\$691,000	+ 9.7%	\$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*	97.7%	96.4%	- 1.4%	96.6%	98.2%	+ 1.6%
Inventory of Homes for Sale	248	222	- 10.4%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 14.2%	--	--	--

* 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.

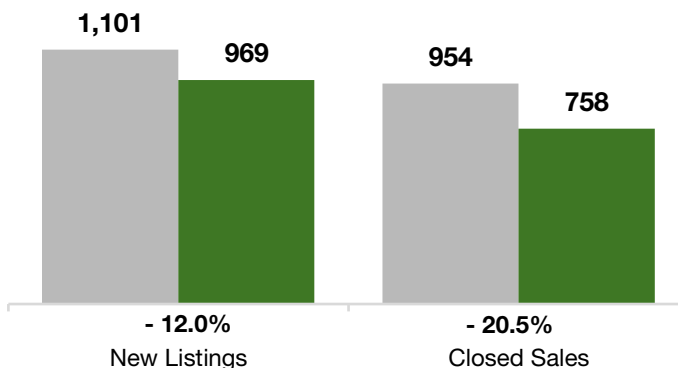
Last 3 Months

■ Thru 11-2021
■ Thru 11-2022



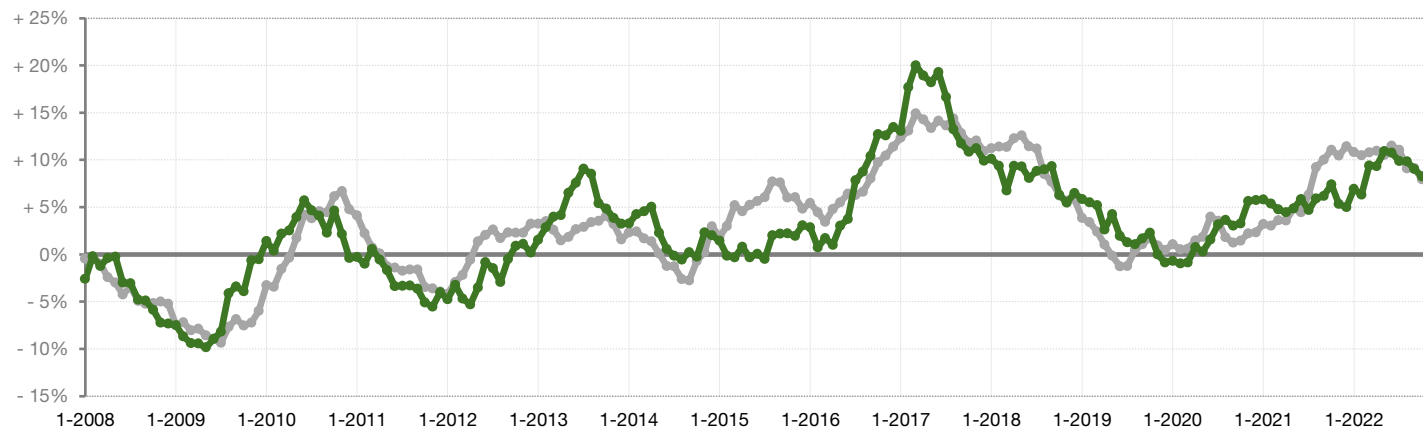
Year to Date

■ Thru 11-2021
■ Thru 11-2022



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