

Local Market Update through December 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

- 25.9%

Year-Over-Year Change in New Listings

- 31.7%

Year-Over-Year Change in Closed Sales

+ 5.9%

One-Year Change in Median Sales Price*

Last 3 Months

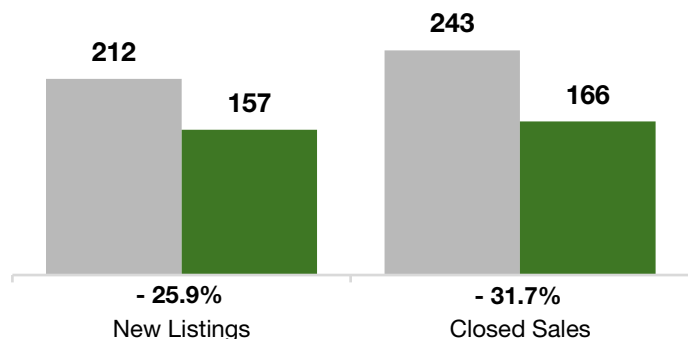
Year to Date

	Thru 12-2021	Thru 12-2022	+ / -	Thru 12-2021	Thru 12-2022	+ / -
New Listings	212	157	- 25.9%	1,137	1,008	- 11.3%
Pending Sales	215	142	- 34.0%	994	734	- 26.2%
Closed Sales	243	166	- 31.7%	1,029	812	- 21.1%
Lowest Sale Price*	\$170,000	\$189,000	+ 11.2%	\$101,500	\$167,500	+ 65.0%
Median Sales Price*	\$640,000	\$677,944	+ 5.9%	\$628,000	\$679,500	+ 8.2%
Highest Sale Price*	\$1,150,000	\$1,325,000	+ 15.2%	\$1,340,000	\$1,675,000	+ 25.0%
Percent of Original List Price Received*	97.7%	95.0%	- 2.8%	96.7%	97.9%	+ 1.3%
Inventory of Homes for Sale	226	205	- 9.3%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 17.9%	--	--	--

* 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.

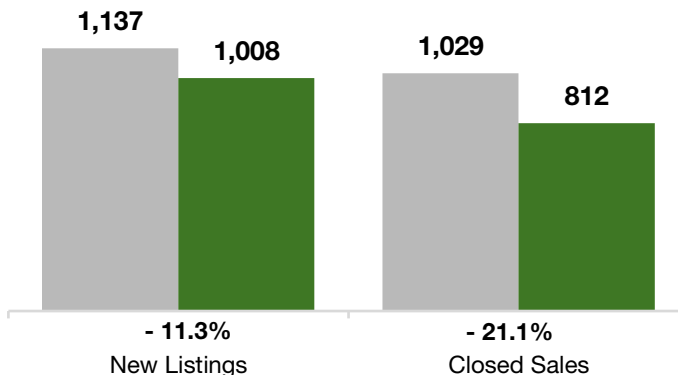
Last 3 Months

■ Thru 12-2021
■ Thru 12-2022



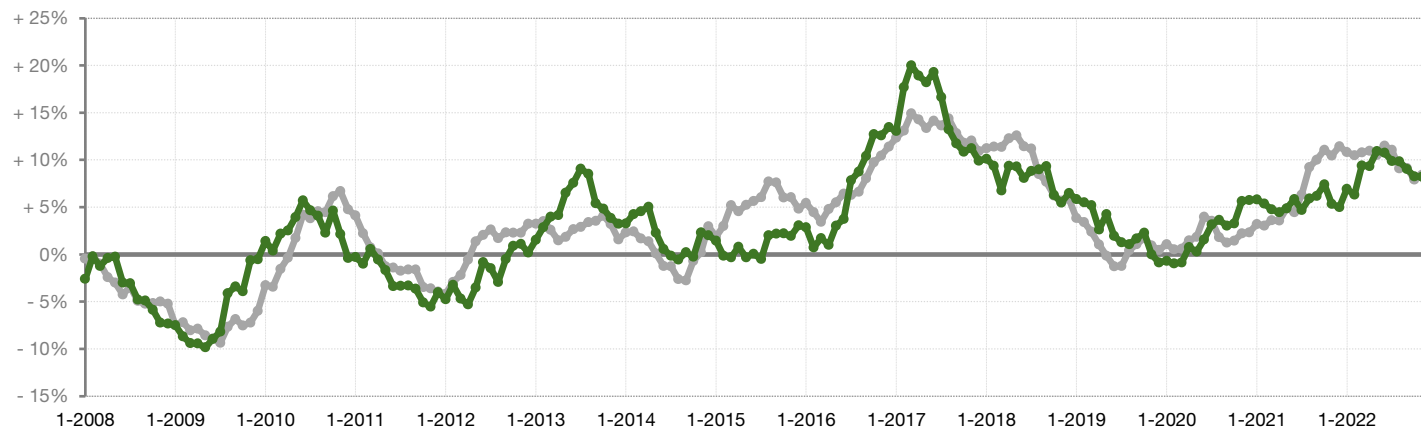
Year to Date

■ Thru 12-2021
■ Thru 12-2022



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 January 5, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.