

# Local Market Update through January 2023

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

**- 20.8%**

Year-Over-Year Change in  
New Listings

**- 37.6%**

Year-Over-Year Change in  
Closed Sales

**+ 4.6%**

One-Year Change in  
Median Sales Price\*

### Last 3 Months

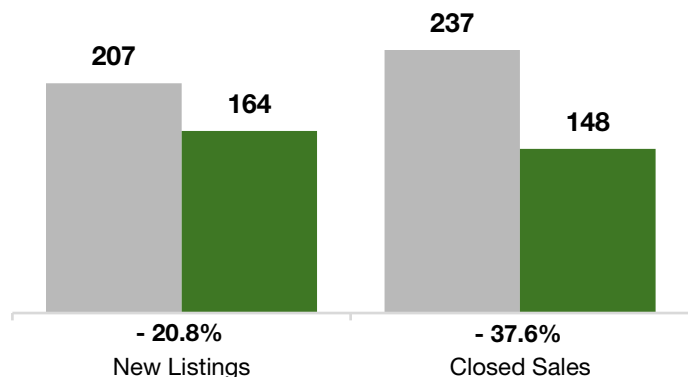
### Year to Date

	Thru 1-2022	Thru 1-2023	+ / -	Thru 1-2022	Thru 1-2023	+ / -
New Listings	207	164	- 20.8%	89	66	- 25.8%
Pending Sales	212	123	- 42.0%	69	38	- 44.9%
Closed Sales	237	148	- 37.6%	85	50	- 41.2%
Lowest Sale Price*	\$190,000	\$189,000	- 0.5%	\$190,000	\$350,000	+ 84.2%
Median Sales Price*	\$648,000	\$677,944	+ 4.6%	\$678,000	\$697,500	+ 2.9%
Highest Sale Price*	\$1,300,000	\$1,435,000	+ 10.4%	\$1,300,000	\$1,435,000	+ 10.4%
Percent of Original List Price Received*	97.9%	94.0%	- 4.1%	97.9%	92.9%	- 5.1%
Inventory of Homes for Sale	204	190	- 6.7%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 26.0%	--	--	--

\* 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.

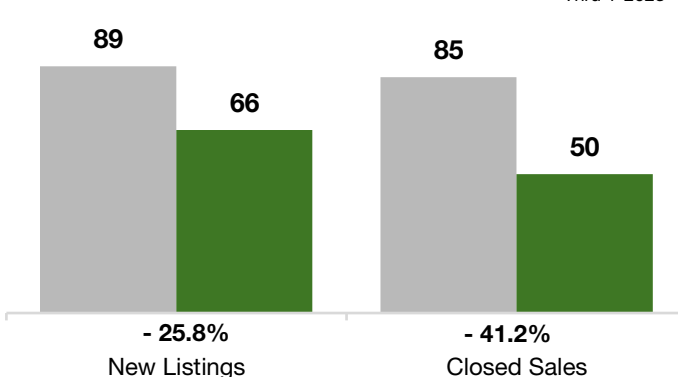
### Last 3 Months

■ Thru 1-2022  
■ Thru 1-2023



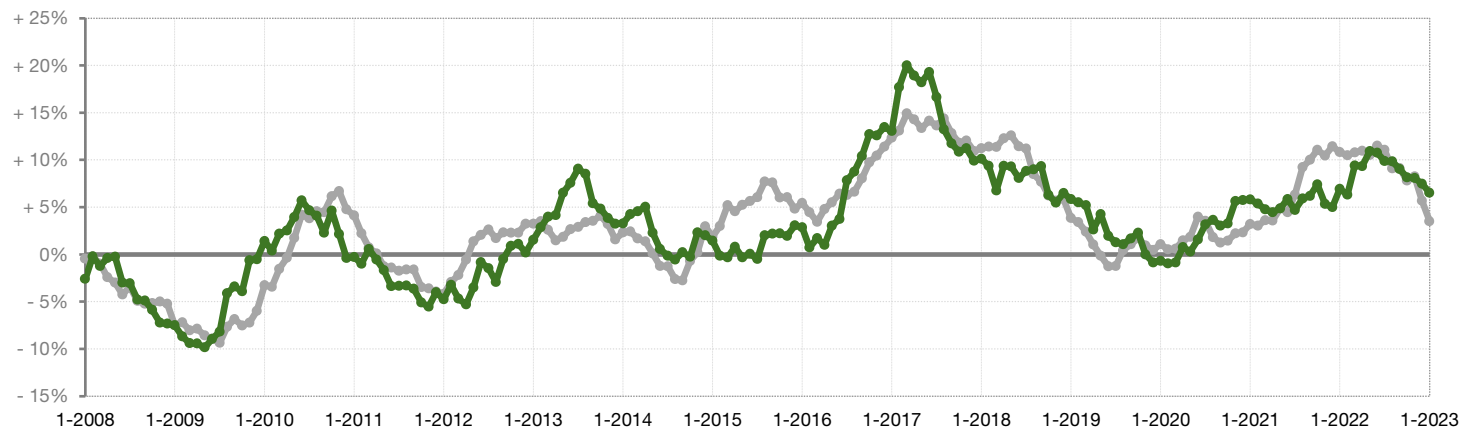
### Year to Date

■ Thru 1-2022  
■ Thru 1-2023



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