

Local Market Update through February 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

- 22.7%

Year-Over-Year Change in
New Listings

- 36.4%

Year-Over-Year Change in
Closed Sales

+ 6.2%

One-Year Change in
Median Sales Price*

Last 3 Months

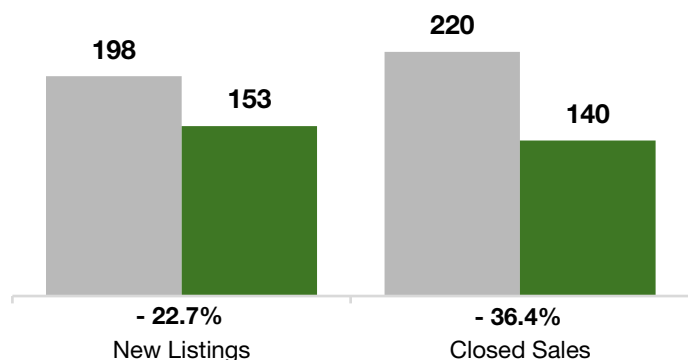
Year to Date

	Thru 2-2022	Thru 2-2023	+ / -	Thru 2-2022	Thru 2-2023	+ / -
New Listings	198	153	- 22.7%	162	117	- 27.8%
Pending Sales	196	130	- 33.7%	123	87	- 29.3%
Closed Sales	220	140	- 36.4%	145	86	- 40.7%
Lowest Sale Price*	\$175,000	\$185,000	+ 5.7%	\$175,000	\$185,000	+ 5.7%
Median Sales Price*	\$650,000	\$690,000	+ 6.2%	\$650,000	\$700,000	+ 7.7%
Highest Sale Price*	\$1,375,000	\$1,525,000	+ 10.9%	\$1,375,000	\$1,525,000	+ 10.9%
Percent of Original List Price Received*	97.7%	93.0%	- 4.8%	97.8%	92.2%	- 5.7%
Inventory of Homes for Sale	186	172	- 7.4%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 28.9%	--	--	--

* 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.

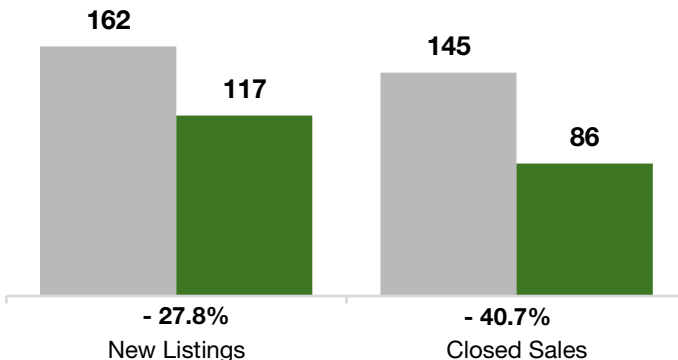
Last 3 Months

■ Thru 2-2022
■ Thru 2-2023



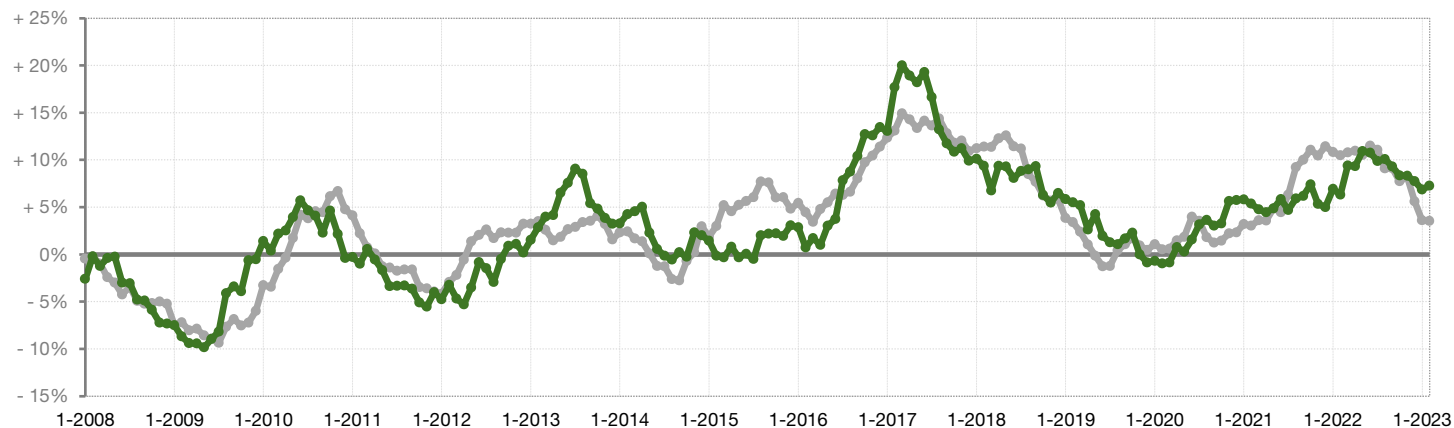
Year to Date

■ Thru 2-2022
■ Thru 2-2023



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 March 7, 2023. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2023 ShowingTime.