

# Local Market Update through March 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

**- 27.2%**

**- 39.4%**

**- 0.6%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

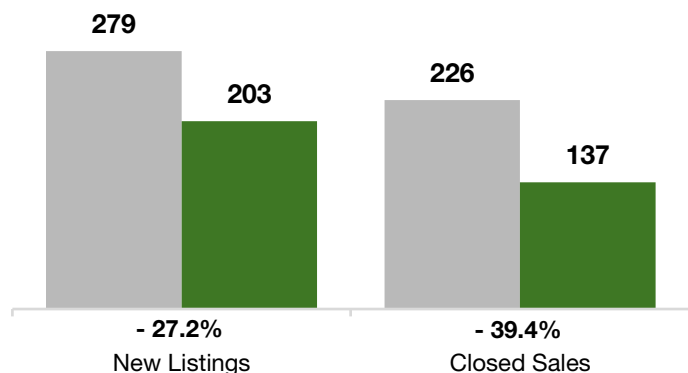
### Year to Date

	Thru 3-2022	Thru 3-2023	+ / -	Thru 3-2022	Thru 3-2023	+ / -
New Listings	279	203	- 27.2%	279	203	- 27.2%
Pending Sales	210	152	- 27.6%	210	152	- 27.6%
Closed Sales	226	137	- 39.4%	226	137	- 39.4%
Lowest Sale Price*	\$175,000	<b>\$185,000</b>	+ 5.7%	\$175,000	<b>\$185,000</b>	+ 5.7%
Median Sales Price*	\$664,000	<b>\$660,000</b>	- 0.6%	\$664,000	<b>\$660,000</b>	- 0.6%
Highest Sale Price*	\$1,398,888	<b>\$1,525,000</b>	+ 9.0%	\$1,398,888	<b>\$1,525,000</b>	+ 9.0%
Percent of Original List Price Received*	97.8%	<b>92.8%</b>	- 5.1%	97.8%	<b>92.8%</b>	- 5.1%
Inventory of Homes for Sale	193	169	- 12.5%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 24.3%	--	--	--

\* 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 3-2022  
■ Thru 3-2023



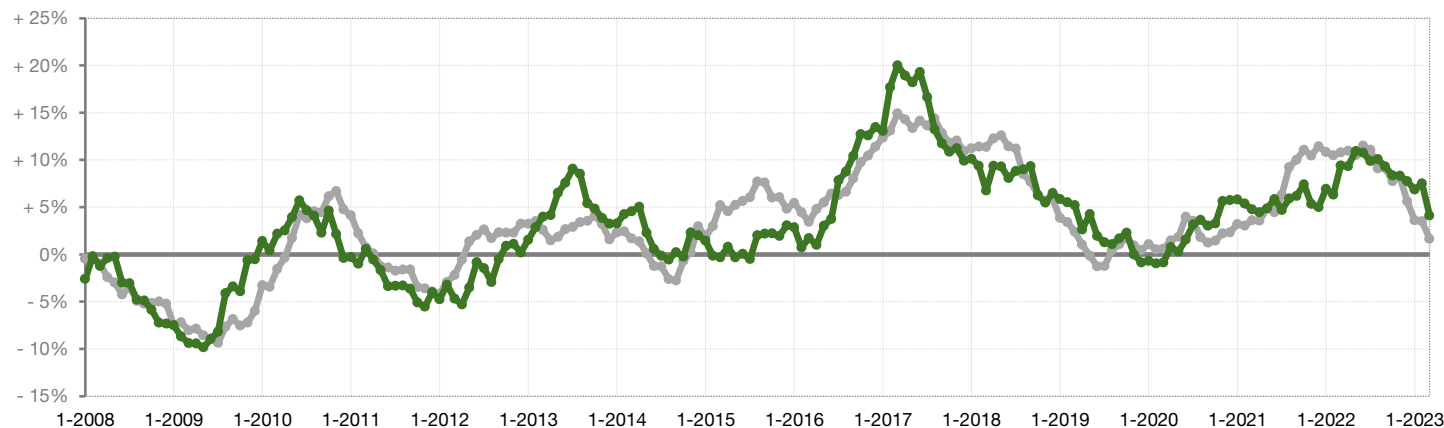
### Year to Date

■ Thru 3-2022  
■ Thru 3-2023



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