

Local Market Update through April 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

- 30.4%

Year-Over-Year Change in New Listings

- 34.0%

Year-Over-Year Change in Closed Sales

- 1.1%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 4-2022	Thru 4-2023	+ / -	Thru 4-2022	Thru 4-2023	+ / -
New Listings	293	204	- 30.4%	382	271	- 29.1%
Pending Sales	212	169	- 20.3%	281	206	- 26.7%
Closed Sales	191	126	- 34.0%	276	177	- 35.9%
Lowest Sale Price*	\$175,000	\$185,000	+ 5.7%	\$175,000	\$185,000	+ 5.7%
Median Sales Price*	\$657,000	\$650,000	- 1.1%	\$667,000	\$660,000	- 1.0%
Highest Sale Price*	\$1,398,888	\$1,525,000	+ 9.0%	\$1,398,888	\$1,525,000	+ 9.0%
Percent of Original List Price Received*	97.9%	92.9%	- 5.1%	97.9%	92.9%	- 5.1%
Inventory of Homes for Sale	205	169	- 17.4%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 17.8%	--	--	--

* 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 4-2022
■ Thru 4-2023

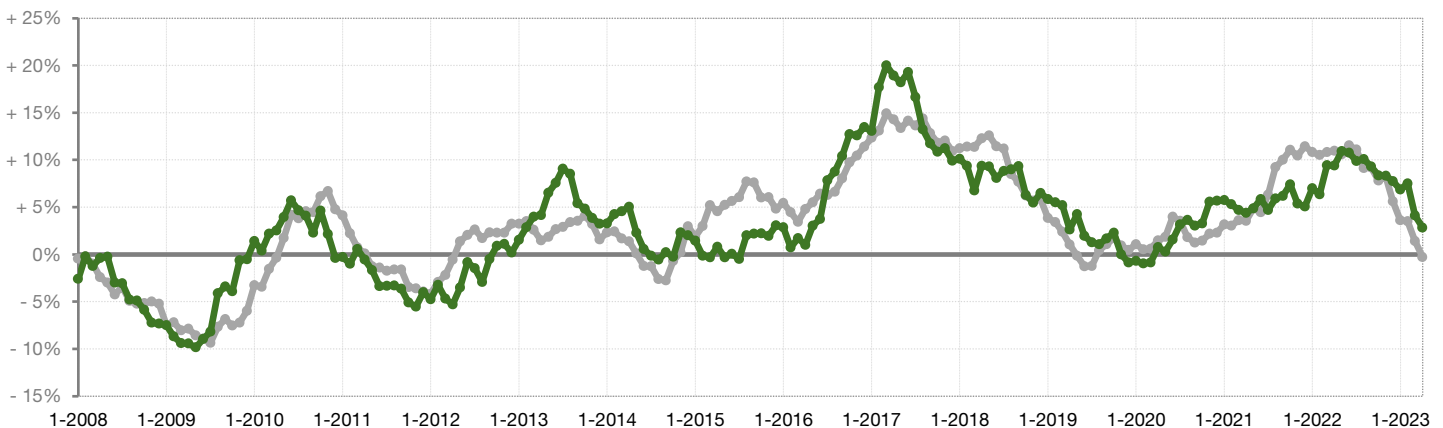
Year to Date

■ Thru 4-2022
■ Thru 4-2023



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