

Local Market Update through May 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

- 29.3%

Year-Over-Year Change in New Listings

- 30.4%

Year-Over-Year Change in Closed Sales

0.0%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 5-2022	Thru 5-2023	+ / -	Thru 5-2022	Thru 5-2023	+ / -
New Listings	328	232	- 29.3%	490	350	- 28.6%
Pending Sales	234	183	- 21.8%	357	265	- 25.8%
Closed Sales	194	135	- 30.4%	339	222	- 34.5%
Lowest Sale Price*	\$225,000	\$282,000	+ 25.3%	\$175,000	\$185,000	+ 5.7%
Median Sales Price*	\$675,000	\$675,000	0.0%	\$670,000	\$682,500	+ 1.9%
Highest Sale Price*	\$1,398,888	\$1,300,000	- 7.1%	\$1,398,888	\$1,525,000	+ 9.0%
Percent of Original List Price Received*	98.6%	94.2%	- 4.4%	98.2%	93.4%	- 4.9%
Inventory of Homes for Sale	221	173	- 21.7%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 12.9%	--	--	--

* 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.

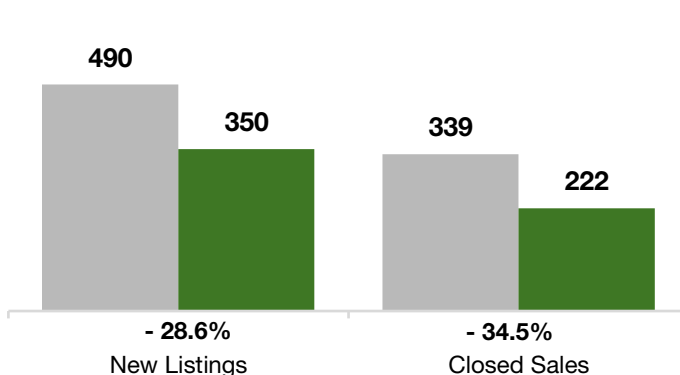
Last 3 Months

■ Thru 5-2022
■ Thru 5-2023



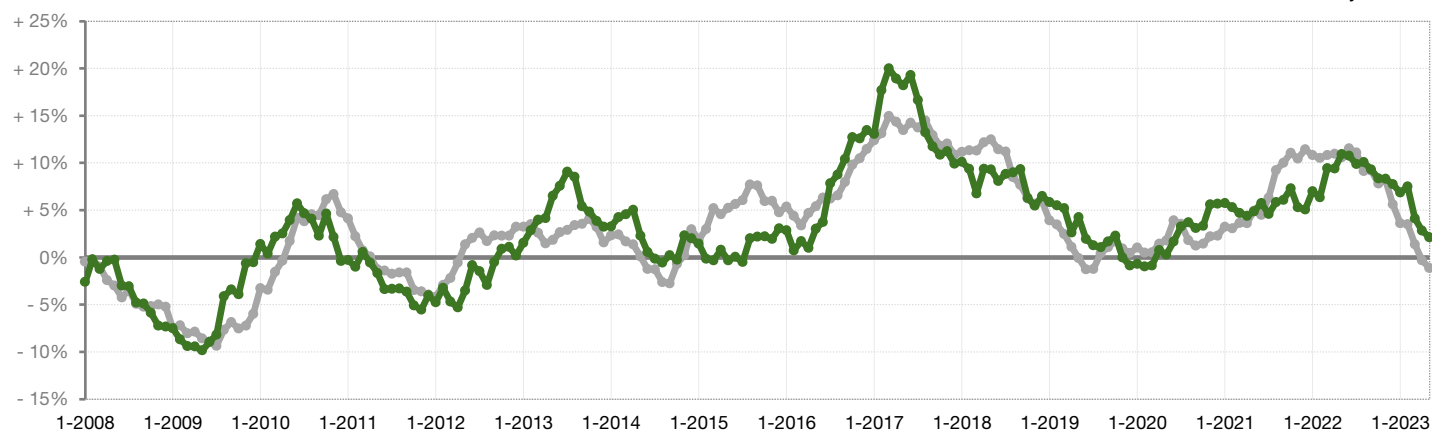
Year to Date

■ Thru 5-2022
■ Thru 5-2023



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