

# Local Market Update through June 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

**- 32.1%**

Year-Over-Year Change in New Listings

**- 23.1%**

Year-Over-Year Change in Closed Sales

**+ 0.7%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 6-2022	Thru 6-2023	+ / -	Thru 6-2022	Thru 6-2023	+ / -
New Listings	330	224	- 32.1%	609	432	- 29.1%
Pending Sales	211	188	- 10.9%	420	333	- 20.7%
Closed Sales	195	150	- 23.1%	422	287	- 32.0%
Lowest Sale Price*	\$225,000	\$180,000	- 20.0%	\$175,000	\$180,000	+ 2.9%
Median Sales Price*	\$680,000	\$685,000	+ 0.7%	\$675,000	\$680,000	+ 0.7%
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*	99.7%	94.9%	- 4.8%	98.6%	93.9%	- 4.9%
Inventory of Homes for Sale	244	174	- 28.9%	--	--	--
Months Supply of Inventory	3.2	3.2	- 0.0%	--	--	--

\* 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.

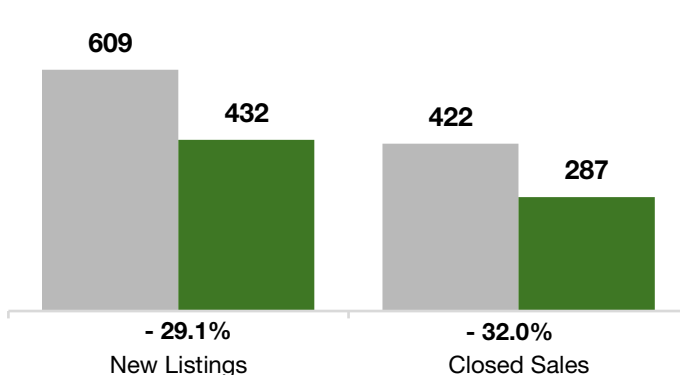
### Last 3 Months

■ Thru 6-2022  
■ Thru 6-2023



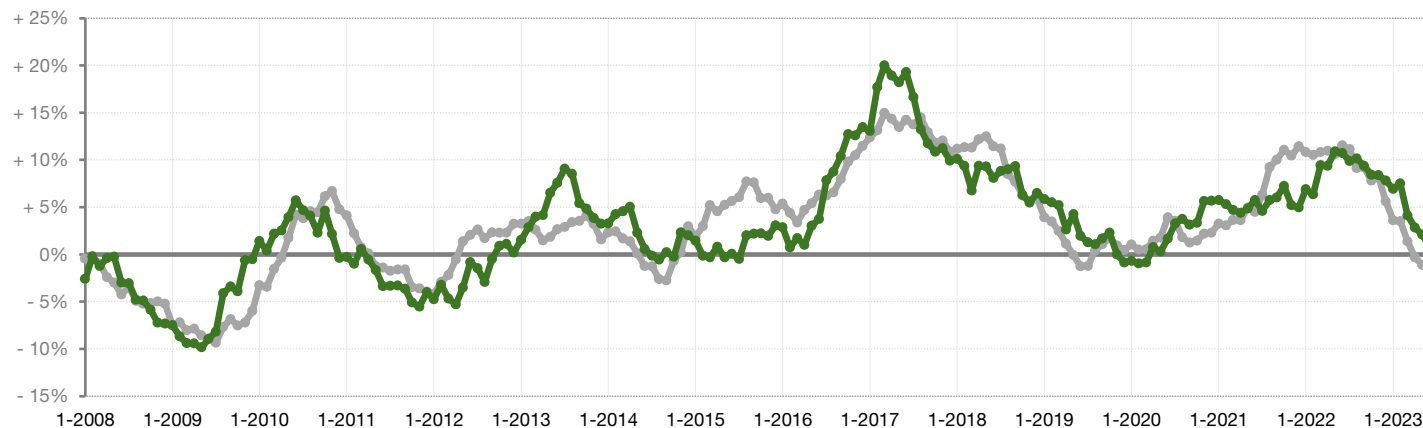
### Year to Date

■ Thru 6-2022  
■ Thru 6-2023



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