

Local Market Update through July 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

- 32.3%

Year-Over-Year Change in New Listings

- 30.8%

Year-Over-Year Change in Closed Sales

- 1.8%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 7-2022	Thru 7-2023	+ / -	Thru 7-2022	Thru 7-2023	+ / -
New Listings	328	222	- 32.3%	710	495	- 30.3%
Pending Sales	205	196	- 4.4%	485	398	- 17.9%
Closed Sales	234	162	- 30.8%	511	339	- 33.7%
Lowest Sale Price*	\$167,500	\$180,000	+ 7.5%	\$167,500	\$180,000	+ 7.5%
Median Sales Price*	\$687,500	\$675,000	- 1.8%	\$675,000	\$674,250	- 0.1%
Highest Sale Price*	\$1,675,000	\$1,300,000	- 22.4%	\$1,675,000	\$1,525,000	- 9.0%
Percent of Original List Price Received*	99.7%	95.8%	- 4.0%	98.7%	94.3%	- 4.5%
Inventory of Homes for Sale	266	171	- 35.5%	--	--	--
Months Supply of Inventory	3.6	3.2	- 11.4%	--	--	--

* 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.

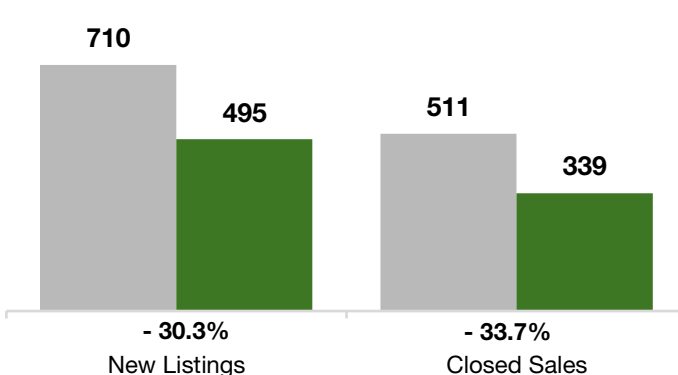
Last 3 Months

■ Thru 7-2022
■ Thru 7-2023



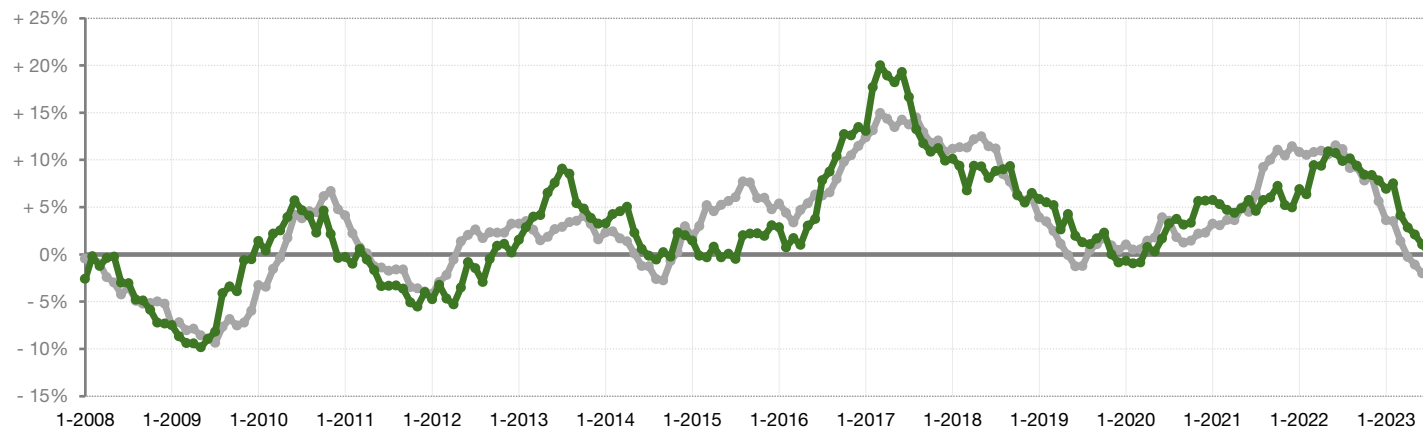
Year to Date

■ Thru 7-2022
■ Thru 7-2023



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