

Local Market Update through August 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

- 24.2%

- 25.0%

- 2.9%

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 8-2022	Thru 8-2023	+ / -	Thru 8-2022	Thru 8-2023	+ / -
New Listings	298	226	- 24.2%	788	579	- 26.5%
Pending Sales	189	195	+ 3.2%	545	458	- 16.0%
Closed Sales	244	183	- 25.0%	584	406	- 30.5%
Lowest Sale Price*	\$167,500	\$179,000	+ 6.9%	\$167,500	\$179,000	+ 6.9%
Median Sales Price*	\$690,000	\$670,000	- 2.9%	\$676,500	\$675,000	- 0.2%
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*	99.5%	95.9%	- 3.6%	98.8%	94.5%	- 4.3%
Inventory of Homes for Sale	281	170	- 39.5%	--	--	--
Months Supply of Inventory	4.0	3.2	- 19.8%	--	--	--

* 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 8-2022
■ Thru 8-2023



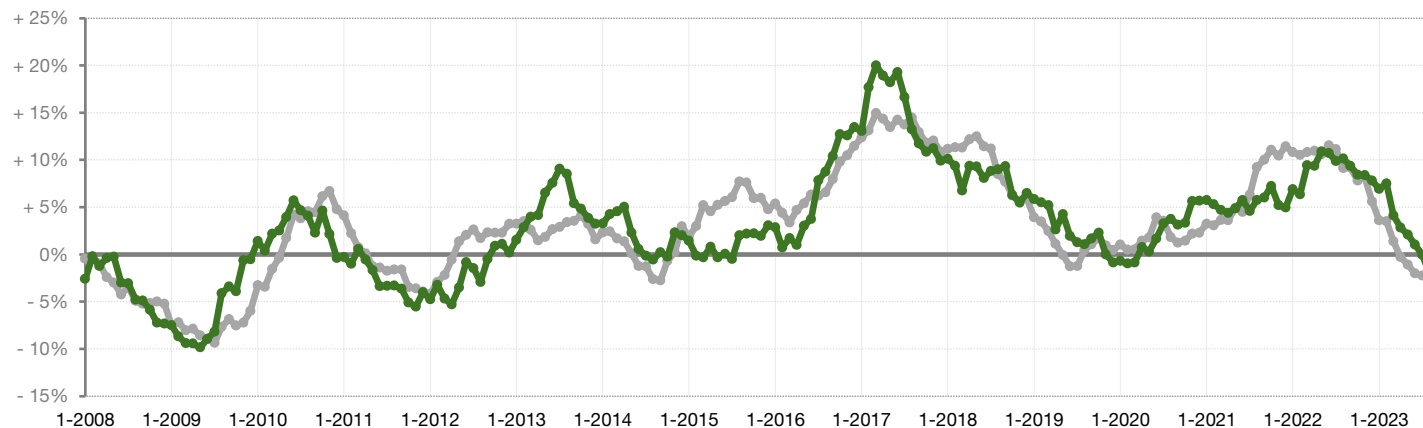
Year to Date

■ Thru 8-2022
■ Thru 8-2023



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