

Local Market Update through September 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

- 12.7%

Year-Over-Year Change in New Listings

- 19.9%

Year-Over-Year Change in Closed Sales

- 4.1%

One-Year Change in Median Sales Price*

Last 3 Months

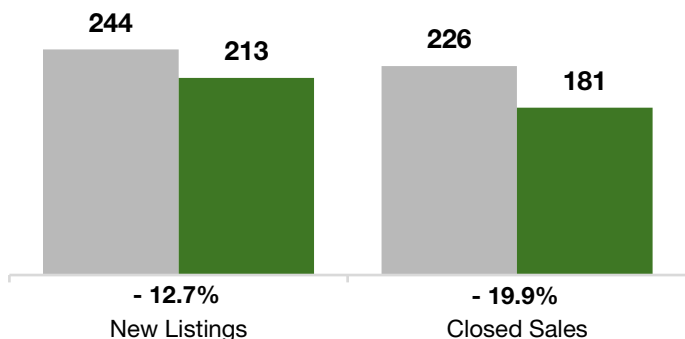
Year to Date

	Thru 9-2022	Thru 9-2023	+ / -	Thru 9-2022	Thru 9-2023	+ / -
New Listings	244	213	- 12.7%	853	649	- 23.9%
Pending Sales	170	175	+ 2.9%	590	503	- 14.7%
Closed Sales	226	181	- 19.9%	648	471	- 27.3%
Lowest Sale Price*	\$167,500	\$135,000	- 19.4%	\$167,500	\$135,000	- 19.4%
Median Sales Price*	\$699,000	\$670,000	- 4.1%	\$680,000	\$675,000	- 0.7%
Highest Sale Price*	\$1,675,000	\$1,620,000	- 3.3%	\$1,675,000	\$1,620,000	- 3.3%
Percent of Original List Price Received*	98.8%	96.4%	- 2.4%	98.7%	94.9%	- 3.9%
Inventory of Homes for Sale	283	174	- 38.6%	--	--	--
Months Supply of Inventory	4.1	3.3	- 20.6%	--	--	--

* 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.

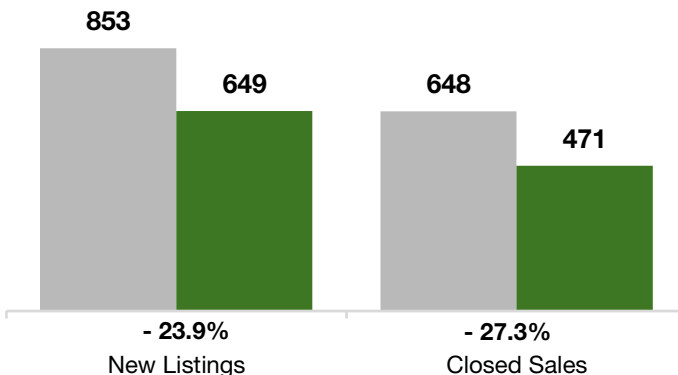
Last 3 Months

■ Thru 9-2022
■ Thru 9-2023



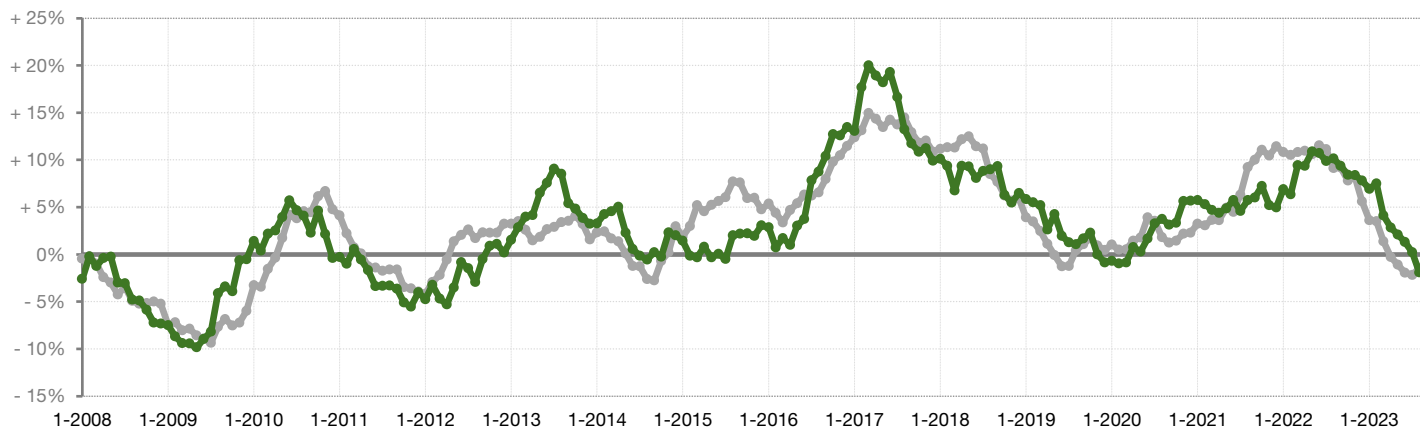
Year to Date

■ Thru 9-2022
■ Thru 9-2023



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