

Local Market Update through October 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

+ 10.4%

Year-Over-Year Change in New Listings

- 9.2%

Year-Over-Year Change in Closed Sales

- 2.0%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 10-2022	Thru 10-2023	+ / -	Thru 10-2022	Thru 10-2023	+ / -
New Listings	202	223	+ 10.4%	912	726	- 20.4%
Pending Sales	162	181	+ 11.7%	647	576	- 11.0%
Closed Sales	206	187	- 9.2%	717	528	- 26.4%
Lowest Sale Price*	\$225,000	\$135,000	- 40.0%	\$167,500	\$135,000	- 19.4%
Median Sales Price*	\$699,000	\$685,000	- 2.0%	\$680,000	\$680,000	0.0%
Highest Sale Price*	\$1,450,000	\$1,620,000	+ 11.7%	\$1,675,000	\$1,620,000	- 3.3%
Percent of Original List Price Received*	97.6%	96.1%	- 1.5%	98.4%	95.0%	- 3.4%
Inventory of Homes for Sale	270	177	- 34.6%	--	--	--
Months Supply of Inventory	4.0	3.3	- 18.2%	--	--	--

* 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.

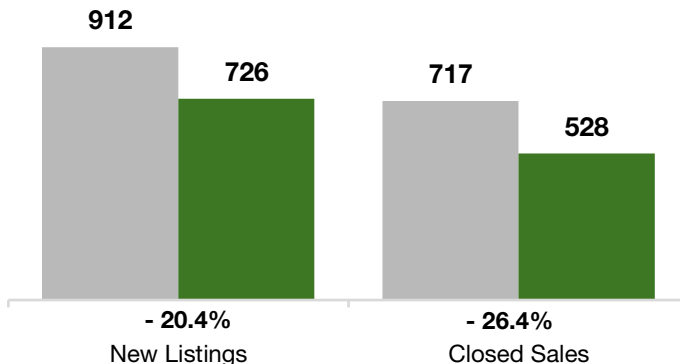
Last 3 Months

■ Thru 10-2022
■ Thru 10-2023



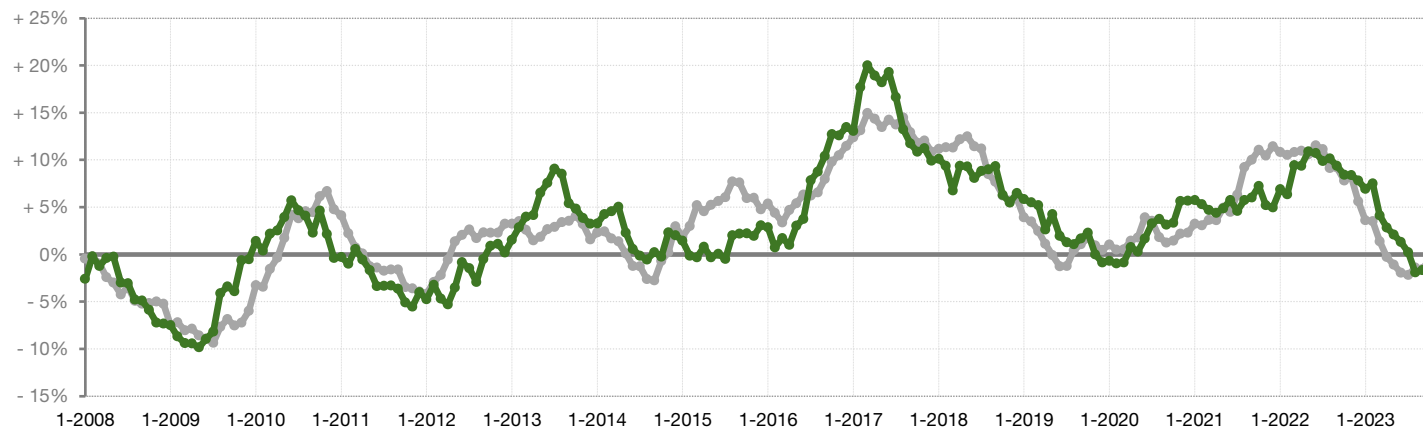
Year to Date

■ Thru 10-2022
■ Thru 10-2023



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