

# Local Market Update through November 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

**- 3.2%**

Year-Over-Year Change in New Listings

**- 5.6%**

Year-Over-Year Change in Closed Sales

**- 1.4%**

One-Year Change in Median Sales Price\*

### Last 3 Months

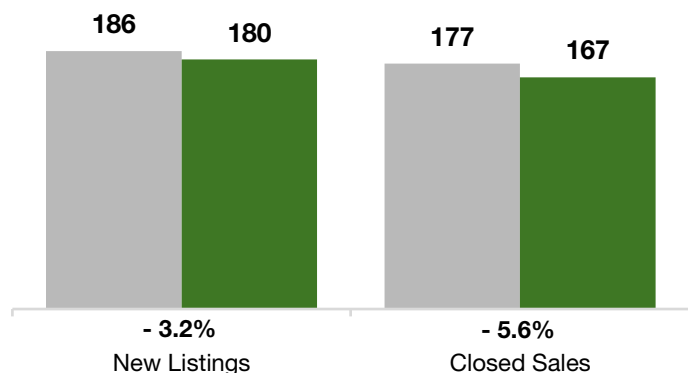
### Year to Date

|  | Thru 11-2022 | Thru 11-2023       | + / -   | Thru 11-2022 | Thru 11-2023       | + / -   |
|--|--------------|--------------------|---------|--------------|--------------------|---------|
| New Listings                             | 186          | <b>180</b>         | - 3.2%  | 974          | <b>766</b>         | - 21.4% |
| Pending Sales                            | 141          | <b>158</b>         | + 12.1% | 686          | <b>606</b>         | - 11.7% |
| Closed Sales                             | 177          | <b>167</b>         | - 5.6%  | 761          | <b>575</b>         | - 24.4% |
| Lowest Sale Price*                       | \$232,500    | <b>\$135,000</b>   | - 41.9% | \$167,500    | <b>\$135,000</b>   | - 19.4% |
| Median Sales Price*                      | \$690,000    | <b>\$680,000</b>   | - 1.4%  | \$680,000    | <b>\$676,500</b>   | - 0.5%  |
| Highest Sale Price*                      | \$1,450,000  | <b>\$1,620,000</b> | + 11.7% | \$1,675,000  | <b>\$1,620,000</b> | - 3.3%  |
| Percent of Original List Price Received* | 96.3%        | <b>96.1%</b>       | - 0.2%  | 98.2%        | <b>95.0%</b>       | - 3.2%  |
| Inventory of Homes for Sale              | 257          | <b>174</b>         | - 32.4% | --           | --                 | --      |
| Months Supply of Inventory               | 3.9          | <b>3.2</b>         | - 17.7% | --           | --                 | --      |

\* 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.

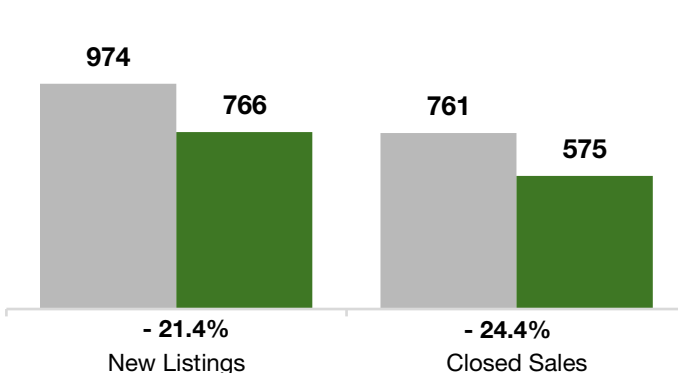
### Last 3 Months

■ Thru 11-2022  
■ Thru 11-2023



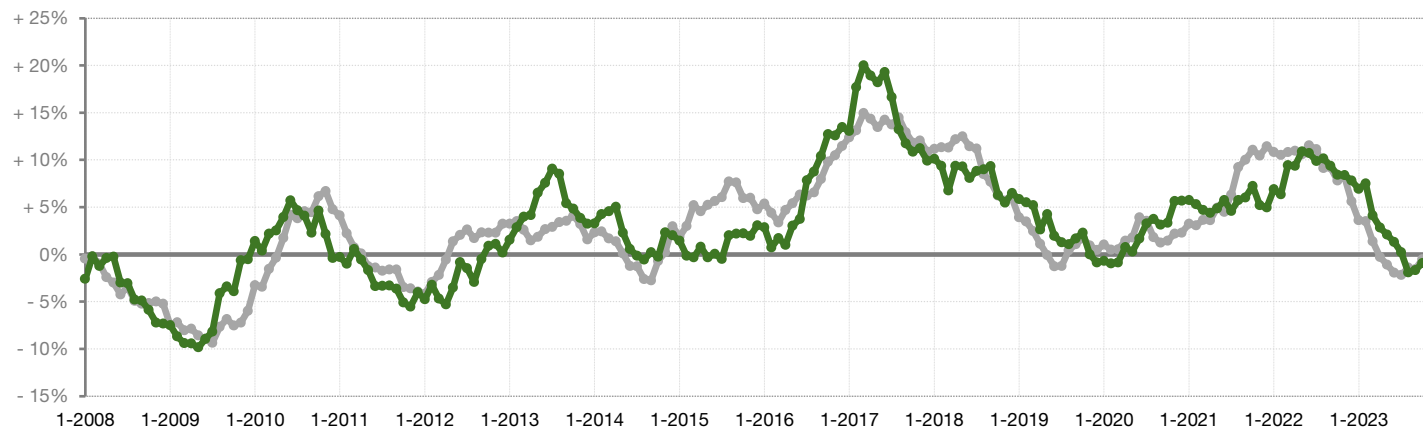
### Year to Date

■ Thru 11-2022  
■ Thru 11-2023



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