

Local Market Update through December 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

- 5.8%

Year-Over-Year Change in New Listings

- 4.8%

Year-Over-Year Change in Closed Sales

+ 3.6%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 12-2022	Thru 12-2023	+ / -	Thru 12-2022	Thru 12-2023	+ / -
New Listings	156	147	- 5.8%	1,009	801	- 20.6%
Pending Sales	138	145	+ 5.1%	728	643	- 11.7%
Closed Sales	167	159	- 4.8%	815	630	- 22.7%
Lowest Sale Price*	\$189,000	\$135,000	- 28.6%	\$167,500	\$135,000	- 19.4%
Median Sales Price*	\$675,888	\$700,000	+ 3.6%	\$680,000	\$680,000	0.0%
Highest Sale Price*	\$1,325,000	\$1,400,000	+ 5.7%	\$1,675,000	\$1,620,000	- 3.3%
Percent of Original List Price Received*	95.0%	95.9%	+ 1.0%	97.9%	95.1%	- 2.9%
Inventory of Homes for Sale	230	165	- 28.3%	--	--	--
Months Supply of Inventory	3.6	3.1	- 15.4%	--	--	--

* 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.

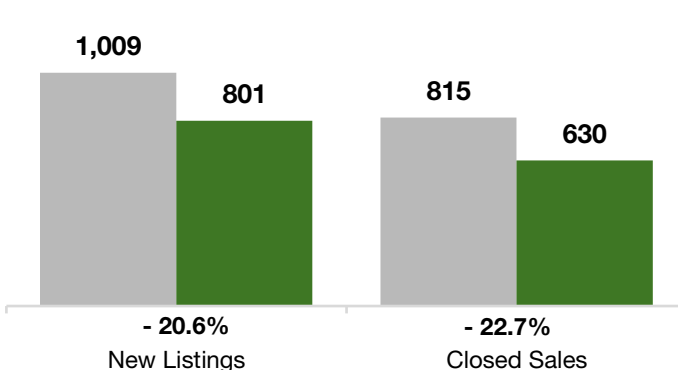
Last 3 Months

■ Thru 12-2022
■ Thru 12-2023



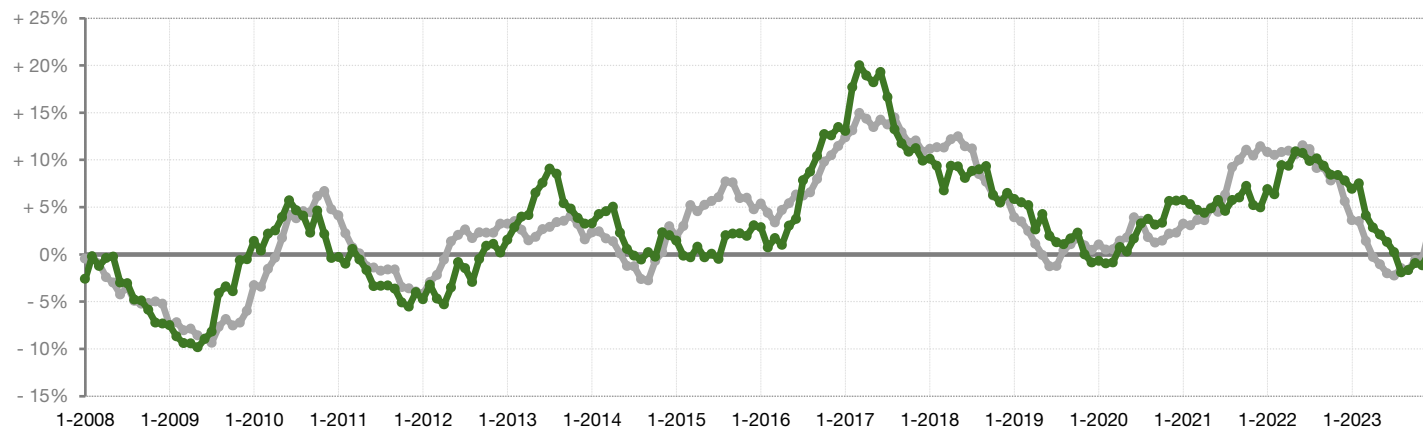
Year to Date

■ Thru 12-2022
■ Thru 12-2023



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 January 5, 2024. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2024 ShowingTime.