

Local Market Update through January 2024

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

- 25.6%

- 0.7%

+ 6.3%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

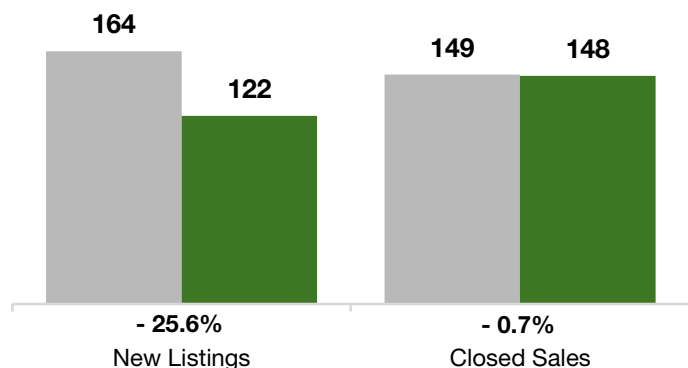
Year to Date

	Thru 1-2023	Thru 1-2024	+ / -	Thru 1-2023	Thru 1-2024	+ / -
New Listings	164	122	- 25.6%	67	47	- 29.9%
Pending Sales	116	125	+ 7.8%	35	46	+ 31.4%
Closed Sales	149	148	- 0.7%	51	46	- 9.8%
Lowest Sale Price*	\$189,000	\$135,000	- 28.6%	\$350,000	\$188,000	- 46.3%
Median Sales Price*	\$680,000	\$722,500	+ 6.3%	\$700,000	\$751,500	+ 7.4%
Highest Sale Price*	\$1,435,000	\$1,475,000	+ 2.8%	\$1,435,000	\$1,475,000	+ 2.8%
Percent of Original List Price Received*	94.0%	96.0%	+ 2.1%	93.0%	97.2%	+ 4.5%
Inventory of Homes for Sale	214	149	- 30.6%	--	--	--
Months Supply of Inventory	3.5	2.8	- 22.2%	--	--	--

* 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.

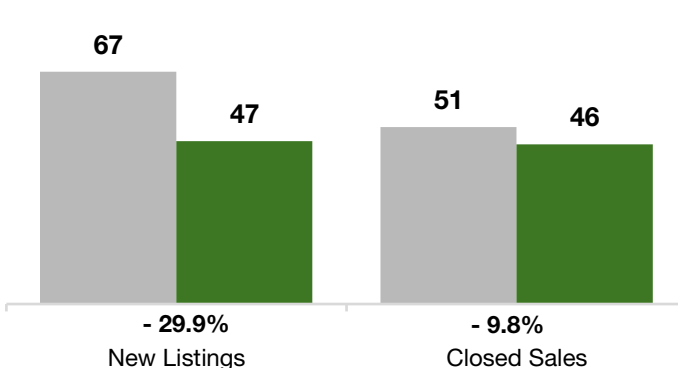
Last 3 Months

■ Thru 1-2023
■ Thru 1-2024



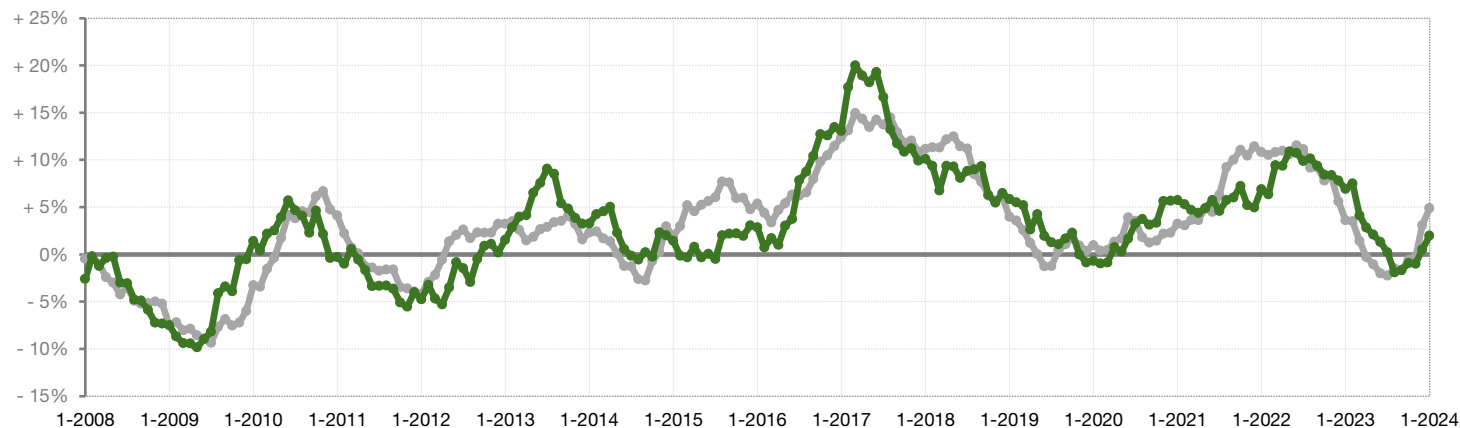
Year to Date

■ Thru 1-2023
■ Thru 1-2024



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