

Local Market Update through February 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

- 1.3%

0.0%

+ 6.5%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

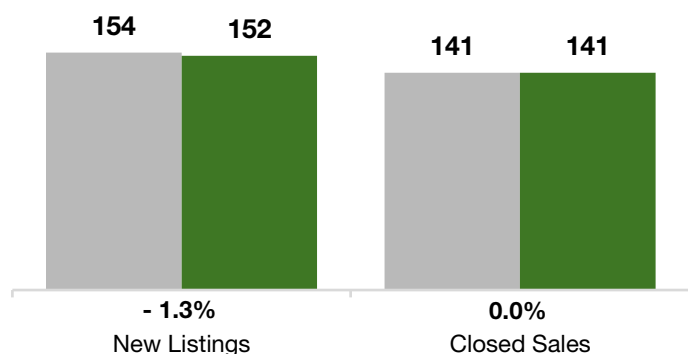
Year to Date

	Thru 2-2023	Thru 2-2024	+ / -	Thru 2-2023	Thru 2-2024	+ / -
New Listings	154	152	- 1.3%	119	117	- 1.7%
Pending Sales	123	126	+ 2.4%	81	82	+ 1.2%
Closed Sales	141	141	0.0%	87	86	- 1.1%
Lowest Sale Price*	\$185,000	\$135,000	- 27.0%	\$185,000	\$188,000	+ 1.6%
Median Sales Price*	\$690,000	\$735,000	+ 6.5%	\$700,000	\$737,500	+ 5.4%
Highest Sale Price*	\$1,525,000	\$1,475,000	- 3.3%	\$1,525,000	\$1,475,000	- 3.3%
Percent of Original List Price Received*	93.0%	95.8%	+ 3.0%	92.2%	95.5%	+ 3.5%
Inventory of Homes for Sale	195	139	- 28.5%	--	--	--
Months Supply of Inventory	3.3	2.6	- 22.7%	--	--	--

* 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.

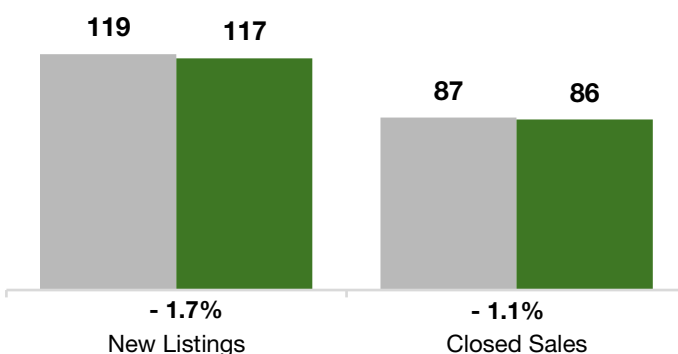
Last 3 Months

■ Thru 2-2023
■ Thru 2-2024



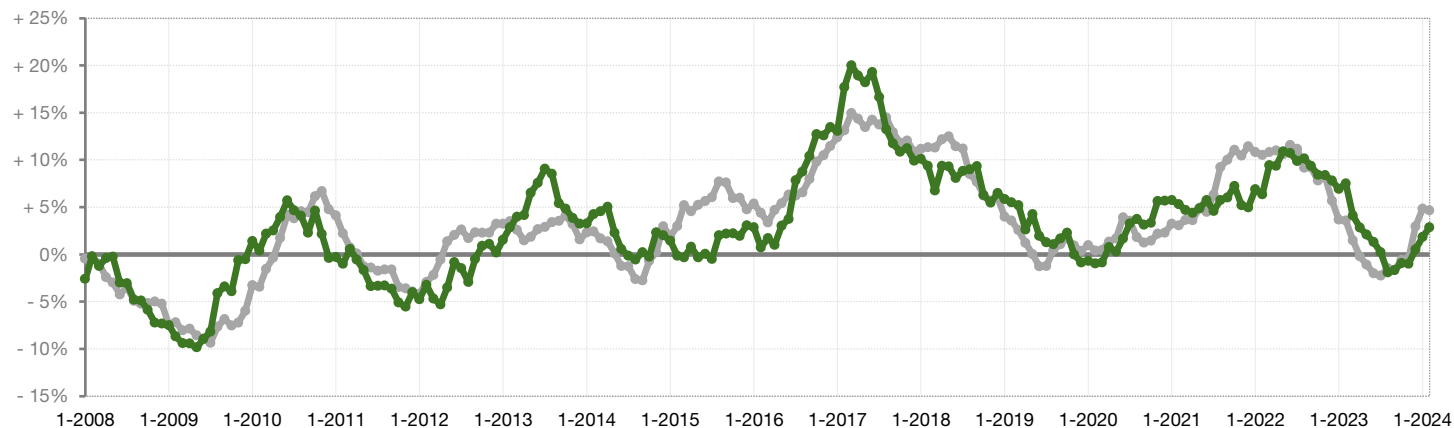
Year to Date

■ Thru 2-2023
■ Thru 2-2024



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