

# Local Market Update through March 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

**- 11.0%**

Year-Over-Year Change in New Listings

**- 6.6%**

Year-Over-Year Change in Closed Sales

**+ 10.3%**

One-Year Change in Median Sales Price\*

### Last 3 Months

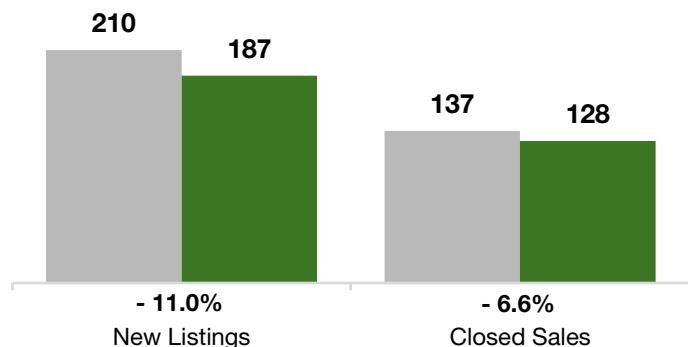
### Year to Date

	Thru 3-2023	Thru 3-2024	+ / -	Thru 3-2023	Thru 3-2024	+ / -
New Listings	210	187	- 11.0%	210	187	- 11.0%
Pending Sales	144	151	+ 4.9%	144	151	+ 4.9%
Closed Sales	137	128	- 6.6%	137	128	- 6.6%
Lowest Sale Price*	\$185,000	\$150,000	- 18.9%	\$185,000	\$150,000	- 18.9%
Median Sales Price*	\$660,000	\$728,000	+ 10.3%	\$660,000	\$728,000	+ 10.3%
Highest Sale Price*	\$1,525,000	\$2,200,000	+ 44.3%	\$1,525,000	\$2,200,000	+ 44.3%
Percent of Original List Price Received*	92.8%	95.5%	+ 3.0%	92.8%	95.5%	+ 3.0%
Inventory of Homes for Sale	195	146	- 25.3%	--	--	--
Months Supply of Inventory	3.5	2.7	- 21.9%	--	--	--

\* 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 3-2023  
■ Thru 3-2024



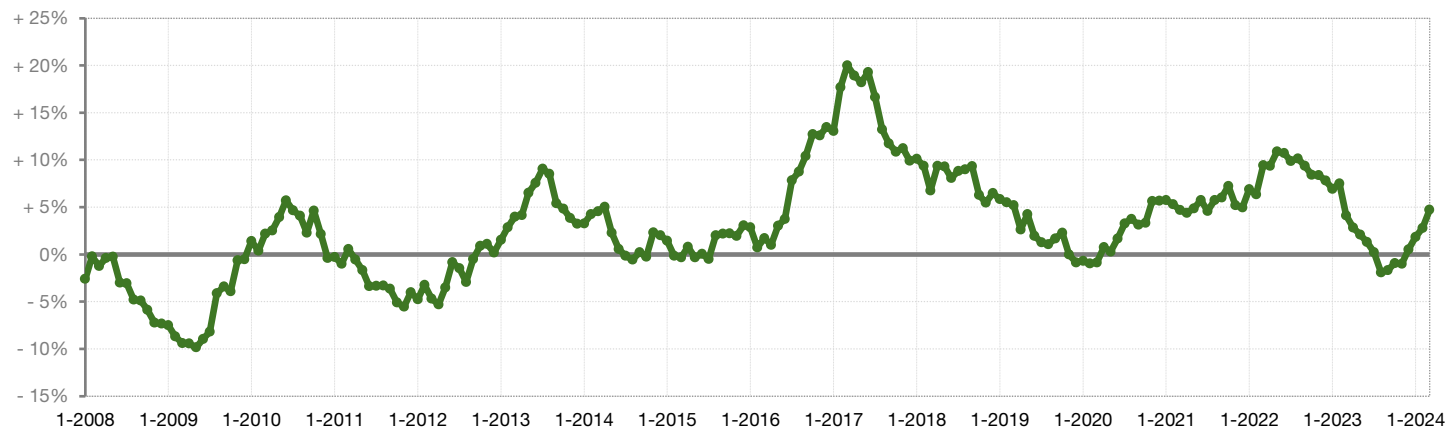
### Year to Date

■ Thru 3-2023  
■ Thru 3-2024



### 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 April 5, 2024. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2024 ShowingTime Plus, LLC.