

Local Market Update through June 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

+ 13.1%

Year-Over-Year Change in New Listings

+ 3.9%

Year-Over-Year Change in Closed Sales

+ 1.7%

One-Year Change in Median Sales Price*

Last 3 Months

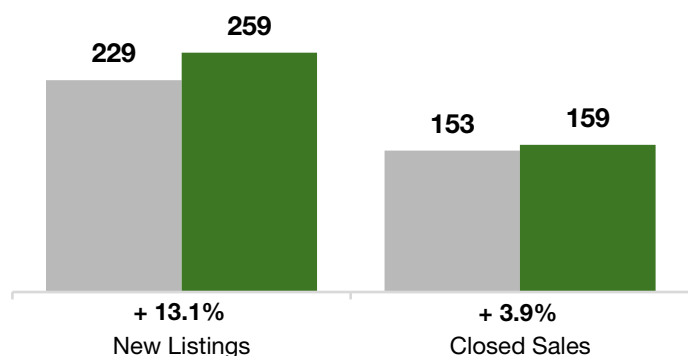
Year to Date

	Thru 6-2023	Thru 6-2024	+ / -	Thru 6-2023	Thru 6-2024	+ / -
New Listings	229	259	+ 13.1%	439	447	+ 1.8%
Pending Sales	181	203	+ 12.2%	325	353	+ 8.6%
Closed Sales	153	159	+ 3.9%	290	287	- 1.0%
Lowest Sale Price*	\$180,000	\$195,000	+ 8.3%	\$180,000	\$150,000	- 16.7%
Median Sales Price*	\$690,000	\$702,000	+ 1.7%	\$682,500	\$710,000	+ 4.0%
Highest Sale Price*	\$1,300,000	\$1,350,000	+ 3.8%	\$1,525,000	\$2,200,000	+ 44.3%
Percent of Original List Price Received*	94.9%	96.4%	+ 1.6%	93.9%	96.0%	+ 2.3%
Inventory of Homes for Sale	194	156	- 19.4%	--	--	--
Months Supply of Inventory	3.7	2.8	- 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.

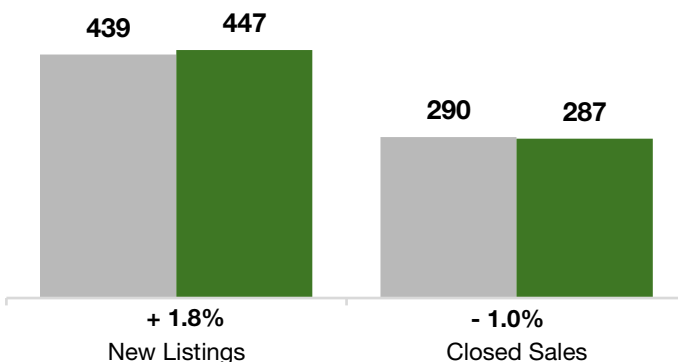
Last 3 Months

■ Thru 6-2023
■ Thru 6-2024



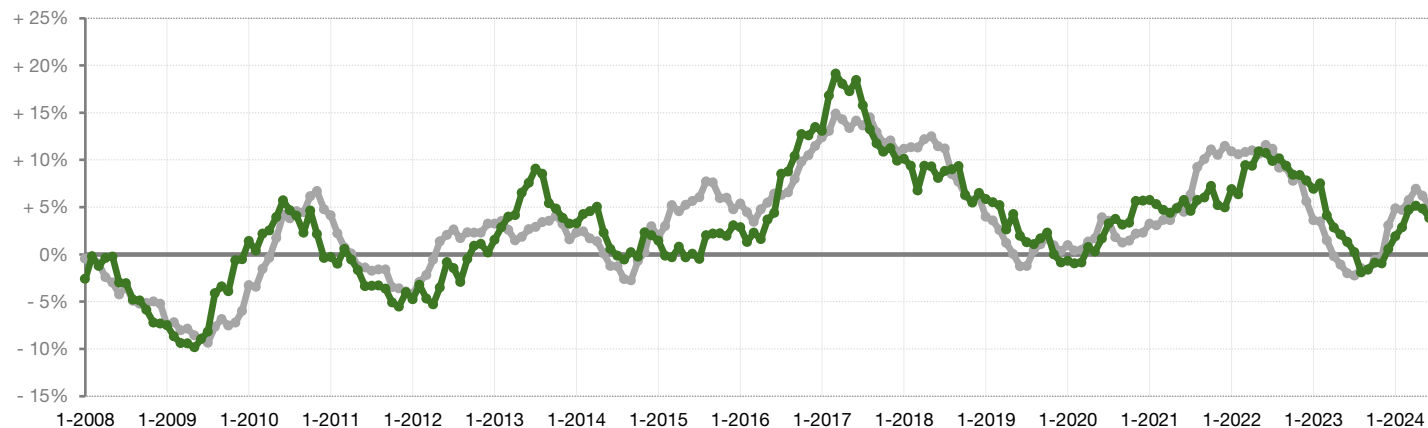
Year to Date

■ Thru 6-2023
■ Thru 6-2024



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