

Local Market Update through July 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

+ 5.2%

Year-Over-Year Change in New Listings

+ 8.5%

Year-Over-Year Change in Closed Sales

+ 5.2%

One-Year Change in Median Sales Price*

Last 3 Months

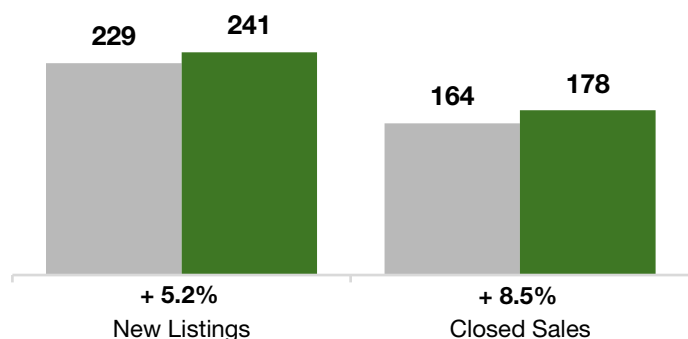
Year to Date

	Thru 7-2023	Thru 7-2024	+ / -	Thru 7-2023	Thru 7-2024	+ / -
New Listings	229	241	+ 5.2%	503	527	+ 4.8%
Pending Sales	193	196	+ 1.6%	390	411	+ 5.4%
Closed Sales	164	178	+ 8.5%	341	347	+ 1.8%
Lowest Sale Price*	\$180,000	\$195,000	+ 8.3%	\$180,000	\$150,000	- 16.7%
Median Sales Price*	\$677,500	\$712,500	+ 5.2%	\$675,000	\$710,000	+ 5.2%
Highest Sale Price*	\$1,300,000	\$1,675,000	+ 28.8%	\$1,525,000	\$2,200,000	+ 44.3%
Percent of Original List Price Received*	96.0%	96.8%	+ 0.7%	94.4%	96.1%	+ 1.8%
Inventory of Homes for Sale	189	162	- 14.5%	--	--	--
Months Supply of Inventory	3.6	2.9	- 18.4%	--	--	--

* 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 7-2023
■ Thru 7-2024



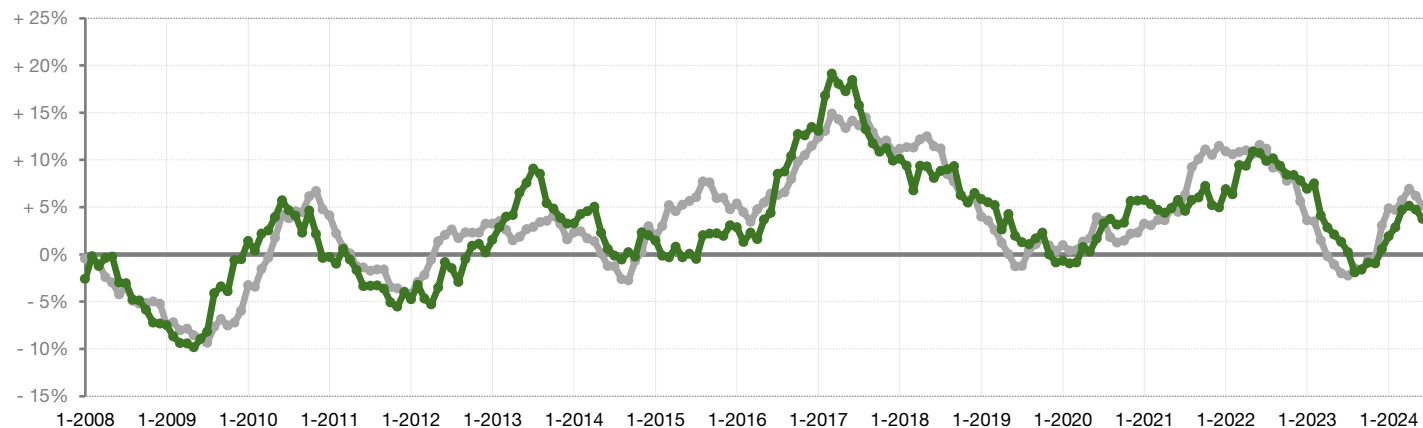
Year to Date

■ Thru 7-2023
■ Thru 7-2024



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