

Local Market Update through July 2014

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

+ 19.3%

Year-Over-Year Change in New Listings

- 4.5%

Year-Over-Year Change in Closed Sales

- 1.6%

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 7-2013	Thru 7-2014	+ / -	Thru 7-2013	Thru 7-2014	+ / -
New Listings	259	309	+ 19.3%	610	624	+ 2.3%
Pending Sales	171	176	+ 2.9%	346	368	+ 6.4%
Closed Sales	155	148	- 4.5%	296	323	+ 9.1%
Lowest Sale Price*	\$113,000	\$115,000	+ 1.8%	\$68,000	\$115,000	+ 69.1%
Median Sales Price*	\$435,000	\$427,875	- 1.6%	\$416,500	\$423,000	+ 1.6%
Highest Sale Price*	\$910,000	\$845,000	- 7.1%	\$935,000	\$900,000	- 3.7%
Percent of Original List Price Received*	92.6%	93.2%	+ 0.6%	92.0%	92.8%	+ 0.9%
Inventory of Homes for Sale	452	389	- 13.9%	--	--	--
Months Supply of Inventory	10.6	8.3	- 21.8%	--	--	--

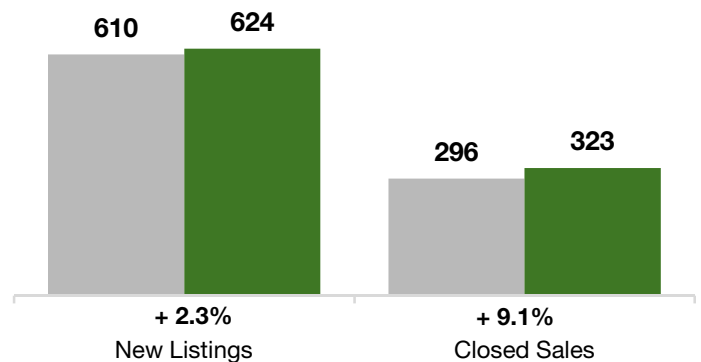
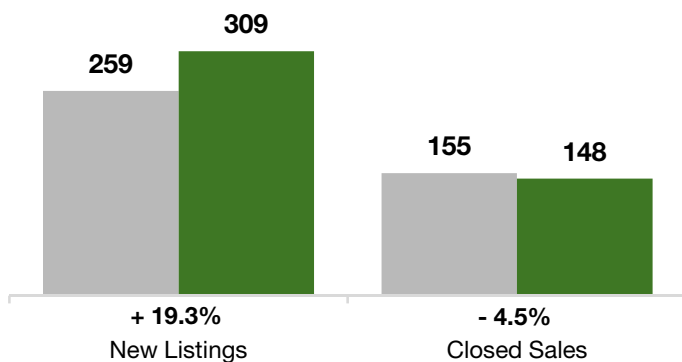
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 7-2013
■ Thru 7-2014

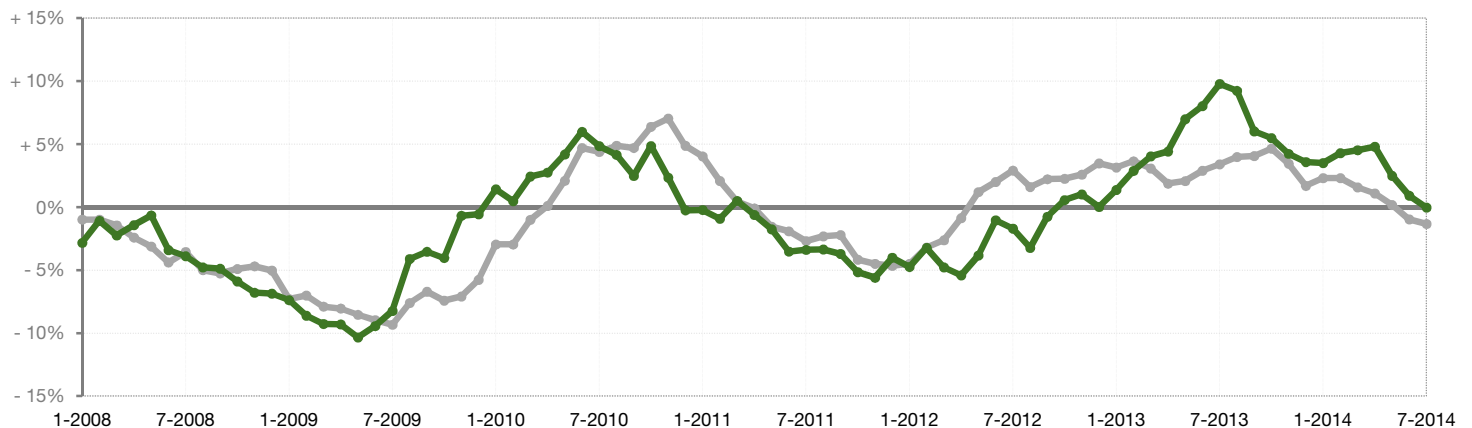
Year to Date

■ Thru 7-2013
■ Thru 7-2014



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 4, 2014. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.