

# Local Market Update through April 2016

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

**+ 9.4%**

Year-Over-Year Change in New Listings

**+ 18.2%**

Year-Over-Year Change in Closed Sales

**+ 2.1%**

One-Year Change in Median Sales Price\*

### Last 3 Months

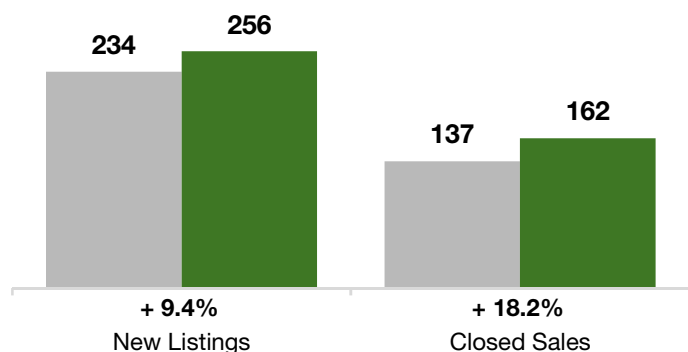
### Year to Date

	Thru 4-2015	Thru 4-2016	+ / -	Thru 4-2015	Thru 4-2016	+ / -
New Listings	234	<b>256</b>	+ 9.4%	312	<b>322</b>	+ 3.2%
Pending Sales	150	<b>198</b>	+ 32.0%	192	<b>244</b>	+ 27.1%
Closed Sales	137	<b>162</b>	+ 18.2%	167	<b>219</b>	+ 31.1%
Lowest Sale Price*	\$97,000	<b>\$90,000</b>	- 7.2%	\$55,000	<b>\$90,000</b>	+ 63.6%
Median Sales Price*	\$420,000	<b>\$428,750</b>	+ 2.1%	\$425,000	<b>\$430,000</b>	+ 1.2%
Highest Sale Price*	\$889,000	<b>\$870,000</b>	- 2.1%	\$889,000	<b>\$1,200,000</b>	+ 35.0%
Percent of Original List Price Received*	92.0%	<b>93.7%</b>	+ 1.9%	91.8%	<b>93.4%</b>	+ 1.7%
Inventory of Homes for Sale	308	<b>222</b>	- 28.0%	--	--	--
Months Supply of Inventory	6.1	<b>3.7</b>	- 39.9%	--	--	--

\* 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 4-2015  
■ Thru 4-2016



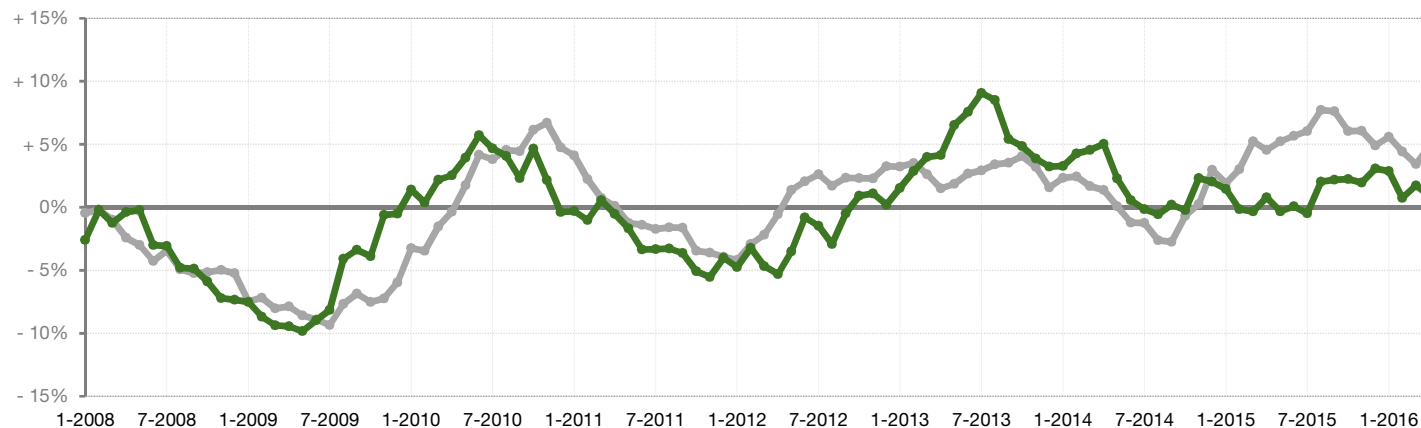
### Year to Date

■ Thru 4-2015  
■ Thru 4-2016



### 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 May 5, 2016. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2016 ShowingTime.