

# Local Market Update through April 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

**- 9.6%**

**+ 23.8%**

**+ 1.8%**

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Last 3 Months			Year to Date		
	Thru 4-2013	Thru 4-2014	+ / -	Thru 4-2013	Thru 4-2014	+ / -
New Listings	270	<b>244</b>	- 9.6%	351	<b>315</b>	- 10.3%
Pending Sales	156	<b>157</b>	+ 0.6%	177	<b>197</b>	+ 11.3%
Closed Sales	105	<b>130</b>	+ 23.8%	141	<b>175</b>	+ 24.1%
Lowest Sale Price*	\$68,000	<b>\$116,000</b>	+ 70.6%	\$68,000	<b>\$116,000</b>	+ 70.6%
Median Sales Price*	\$407,500	<b>\$415,000</b>	+ 1.8%	\$400,000	<b>\$420,000</b>	+ 5.0%
Highest Sale Price*	\$935,000	<b>\$900,000</b>	- 3.7%	\$935,000	<b>\$900,000</b>	- 3.7%
Percent of Original List Price Received*	90.6%	<b>92.3%</b>	+ 1.9%	91.3%	<b>92.4%</b>	+ 1.3%
Inventory of Homes for Sale	404	<b>328</b>	- 18.9%	--	--	--
Months Supply of Inventory	10.0	<b>6.9</b>	- 31.4%	--	--	--

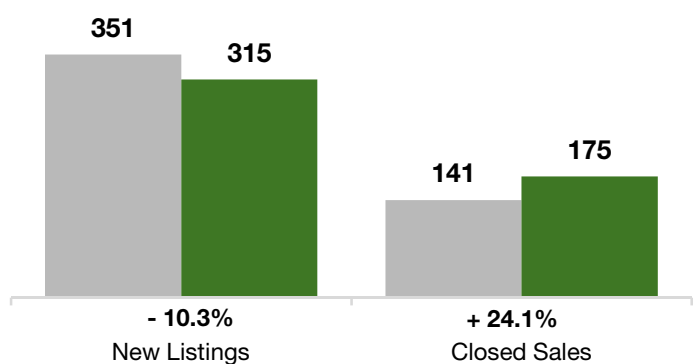
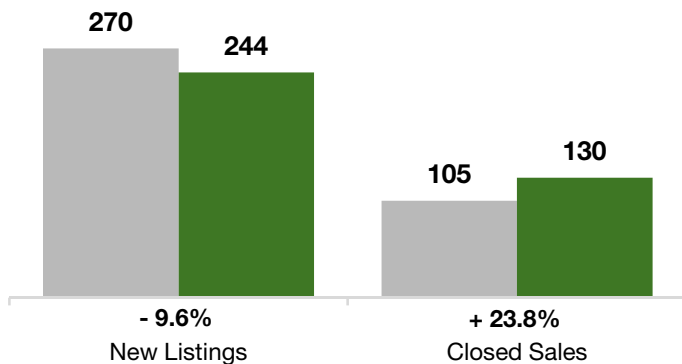
\* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

### Last 3 Months

■ Thru 4-2013  
■ Thru 4-2014

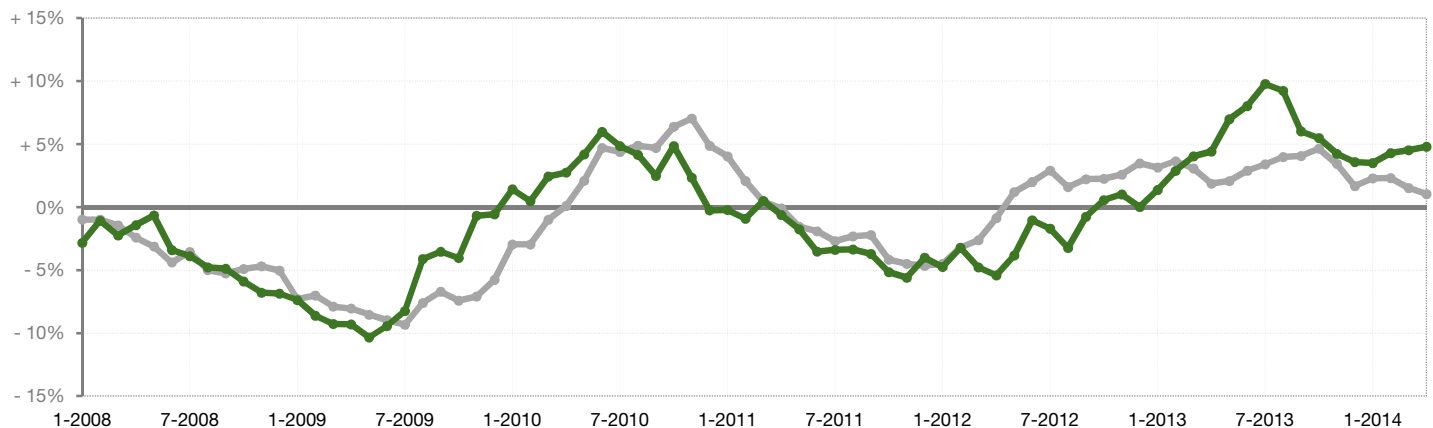
### Year to Date

■ Thru 4-2013  
■ Thru 4-2014



### 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 March 26, 2014. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.