

# Local Market Update through January 2012

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

**+ 2.8%**

Year-Over-Year Change in New Listings

**+ 8.1%**

Year-Over-Year Change in Closed Sales

**- 7.3%**

One-Year Change in Median Sales Price\*

### Last 3 Months

### Year to Date

	Thru 1-2011	Thru 1-2012	+ / -	Thru 1-2011	Thru 1-2012	+ / -
New Listings	176	<b>181</b>	+ 2.8%	77	<b>82</b>	+ 6.5%
Pending Sales	86	<b>93</b>	+ 8.1%	23	<b>24</b>	+ 4.3%
Closed Sales	108	<b>110</b>	+ 1.9%	23	<b>29</b>	+ 26.1%
Lowest Sale Price*	\$155,000	<b>\$85,000</b>	- 45.2%	\$173,000	<b>\$180,000</b>	+ 4.0%
Median Sales Price*	\$415,500	<b>\$385,000</b>	- 7.3%	\$410,000	<b>\$385,000</b>	- 6.1%
Highest Sale Price*	\$740,000	<b>\$819,000</b>	+ 10.7%	\$695,000	<b>\$570,000</b>	- 18.0%
Percent of Original List Price Received*	91.9%	<b>90.2%</b>	- 1.9%	90.6%	<b>90.8%</b>	+ 0.3%
Inventory of Homes for Sale	454	<b>431</b>	- 5.1%	453	<b>417</b>	- 7.9%
Months Supply of Inventory	10.8	<b>12.1</b>	+ 12.4%	11.2	<b>11.7</b>	+ 4.3%

\* 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.

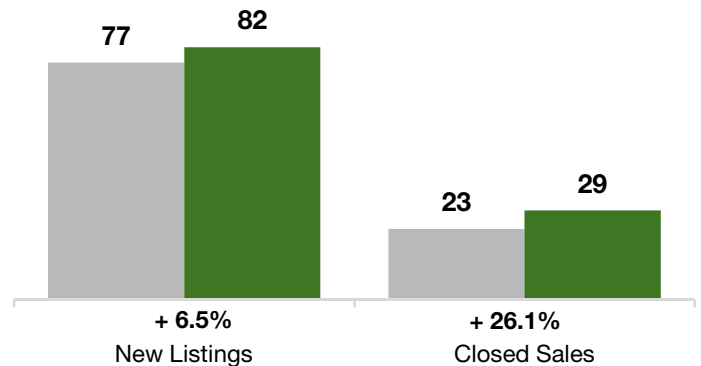
### Last 3 Months

■ Thru 1-2011  
■ Thru 1-2012



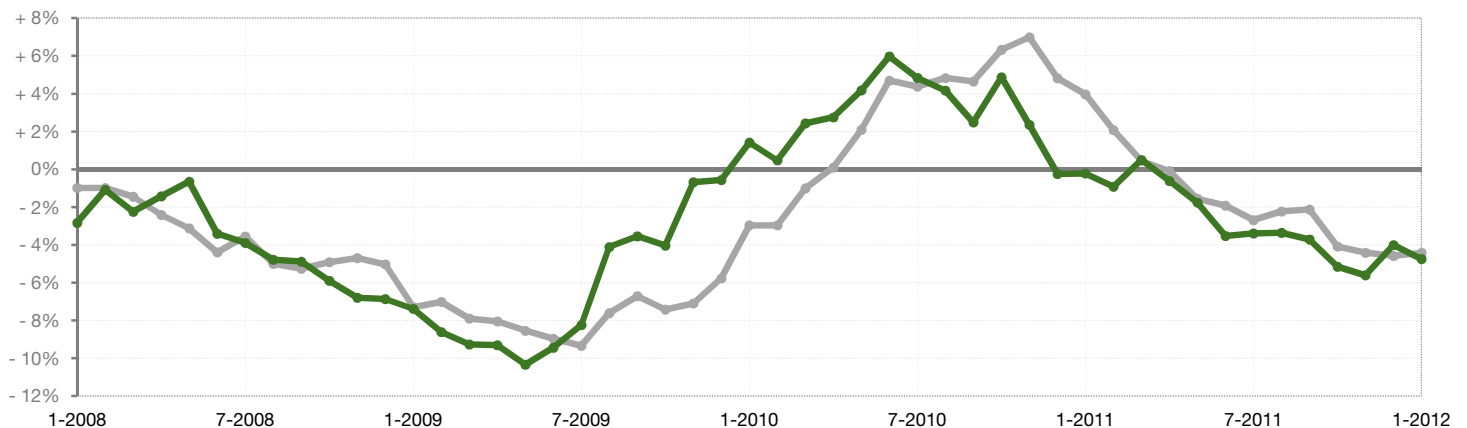
### Year to Date

■ Thru 1-2011  
■ Thru 1-2012



### 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 January 9, 2012. All data comes from the Staten Island Multiple Listing Service, Inc. Powered by 10K Research & Marketing.