

Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Town of East Greenbush

+ 18.8%

Change in
New Listings

+ 3.2%

Change in
Closed Sales

- 20.7%

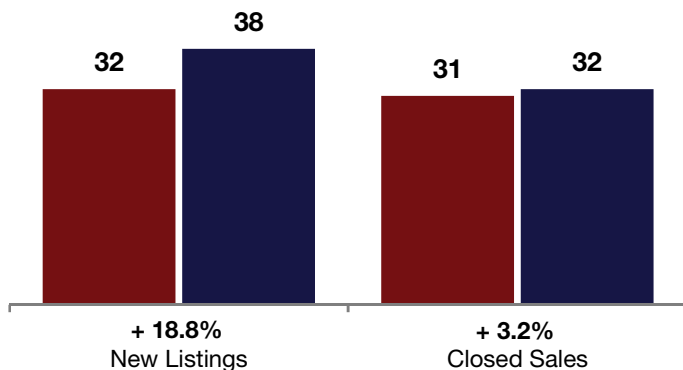
Change in
Median Sales Price

	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	32	38	+ 18.8%	310	295	- 4.8%
Closed Sales	31	32	+ 3.2%	197	220	+ 11.7%
Median Sales Price*	\$215,000	\$170,500	- 20.7%	\$216,000	\$197,000	- 8.8%
Percent of Original List Price Received*	93.9%	94.8%	+ 0.9%	96.3%	95.8%	- 0.6%
Days on Market Until Sale	48	65	+ 35.4%	40	46	+ 15.4%
Inventory of Homes for Sale	80	77	- 3.8%	--	--	--
Months Supply of Inventory	4.0	3.5	- 12.5%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

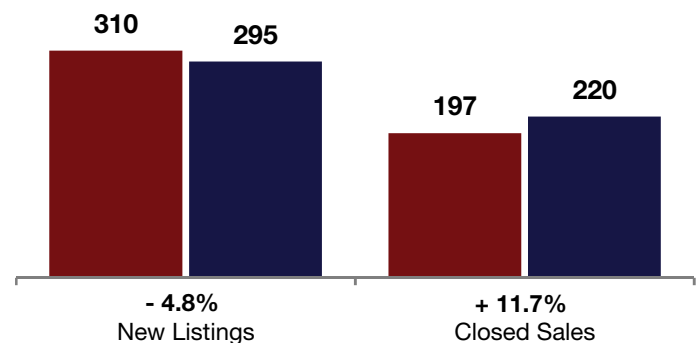
October

■ 2017 ■ 2018

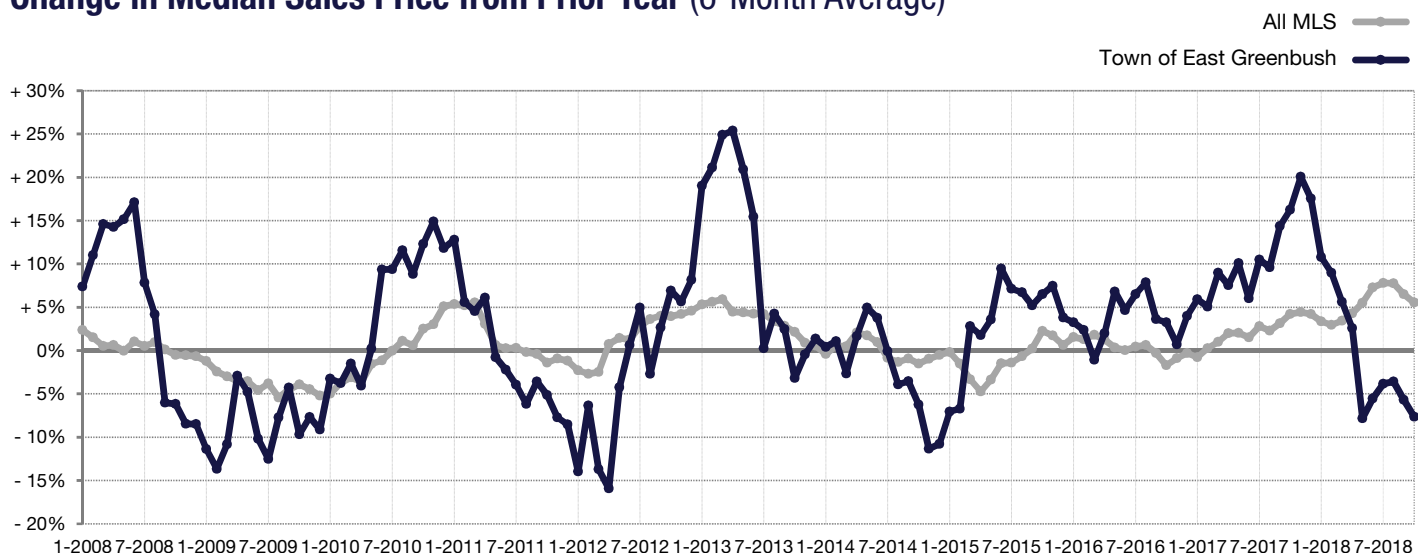


Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



** 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 November 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.