

Local Market Update – November 2018

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



Town of East Greenbush

+ 33.3%

- 14.3%

+ 31.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	21	28	+ 33.3%	331	323	- 2.4%
Closed Sales	21	18	- 14.3%	218	238	+ 9.2%
Median Sales Price*	\$185,000	\$243,150	+ 31.4%	\$215,000	\$200,000	- 7.0%
Percent of Original List Price Received*	91.4%	96.4%	+ 5.4%	95.9%	95.8%	- 0.0%
Days on Market Until Sale	96	40	- 58.9%	45	45	+ 0.4%
Inventory of Homes for Sale	73	82	+ 12.3%	--	--	--
Months Supply of Inventory	3.5	3.8	+ 8.5%	--	--	--

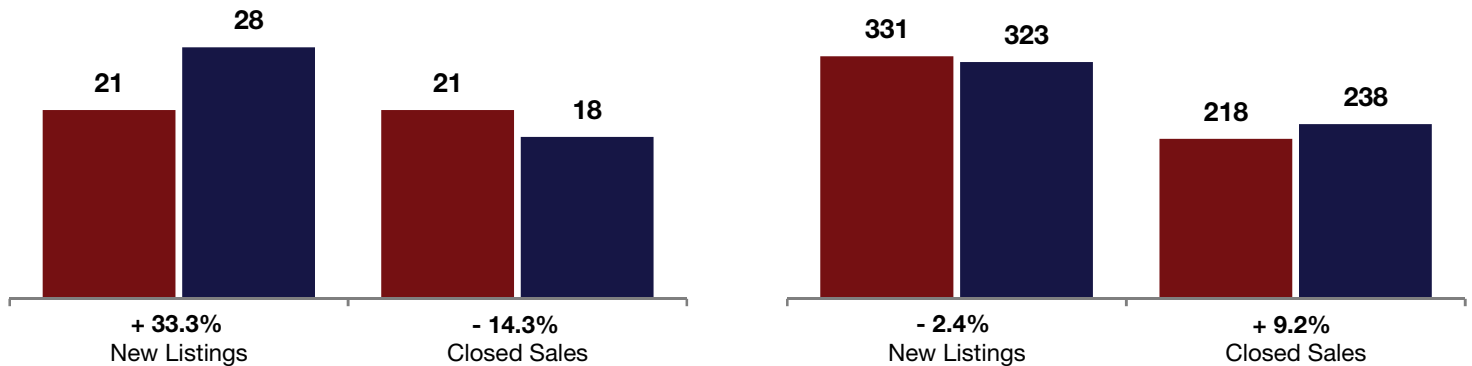
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 2017 ■ 2018

Year to Date

■ 2017 ■ 2018



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



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

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