

# Local Market Update – April 2019

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



## Town of East Greenbush

**+ 8.6%**

Change in  
New Listings

**- 31.8%**

Change in  
Closed Sales

**+ 29.2%**

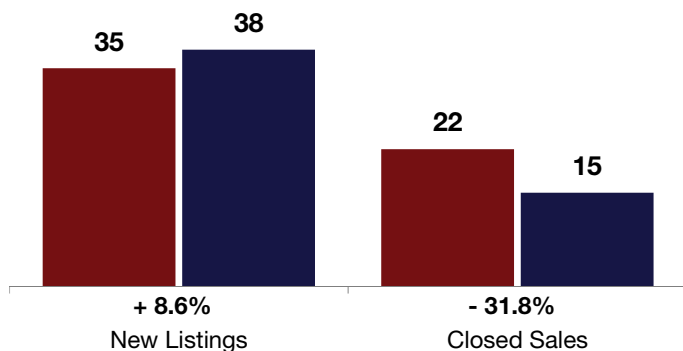
Change in  
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	35	<b>38</b>	+ 8.6%	94	<b>104</b>	+ 10.6%
Closed Sales	22	<b>15</b>	- 31.8%	75	<b>66</b>	- 12.0%
Median Sales Price*	\$193,500	<b>\$250,000</b>	+ 29.2%	\$195,000	<b>\$197,241</b>	+ 1.1%
Percent of Original List Price Received*	95.0%	<b>95.8%</b>	+ 0.8%	95.7%	<b>94.1%</b>	- 1.6%
Days on Market Until Sale	47	<b>65</b>	+ 37.7%	51	<b>53</b>	+ 4.4%
Inventory of Homes for Sale	43	<b>65</b>	+ 51.2%	--	--	--
Months Supply of Inventory	1.9	<b>3.0</b>	+ 57.5%	--	--	--

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

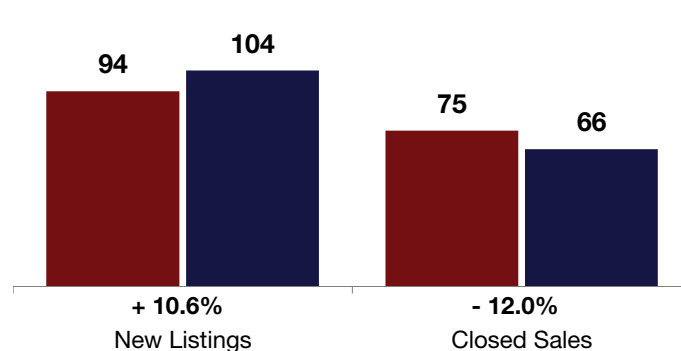
### April

■ 2018 ■ 2019

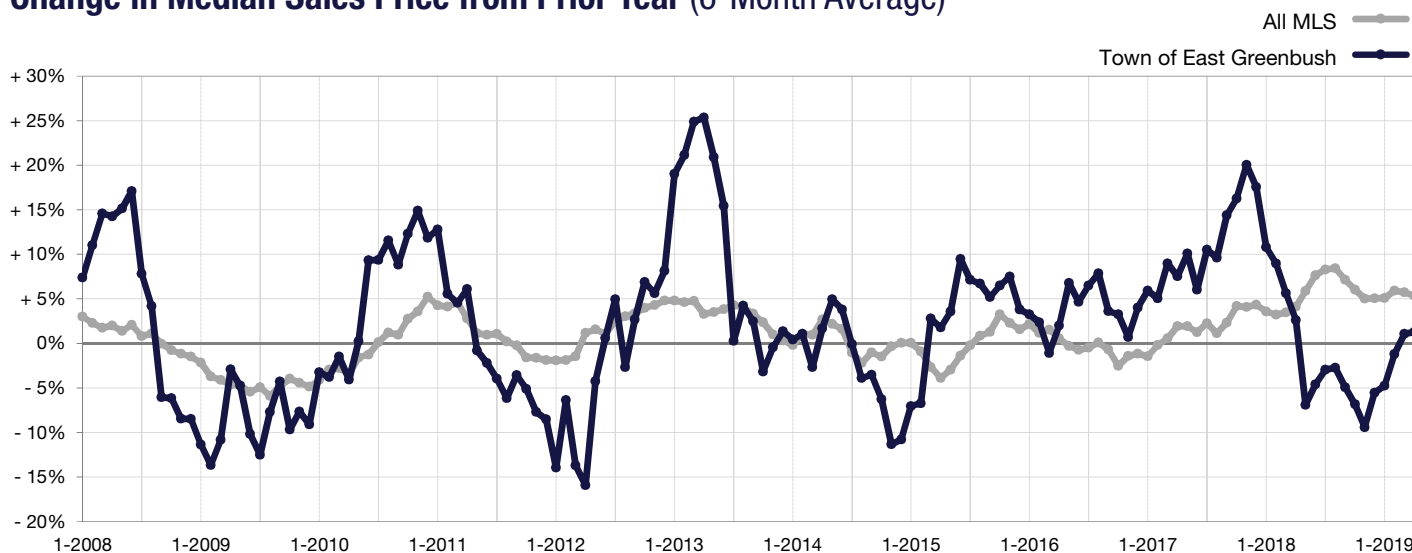


### Year to Date

■ 2018 ■ 2019



### 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.