

# Local Market Update – April 2020

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



## Town of East Greenbush

**- 74.4%**

Change in  
New Listings

**- 6.7%**

Change in  
Closed Sales

**- 10.0%**

Change in  
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	39	10	- 74.4%	107	84	- 21.5%
Closed Sales	15	14	- 6.7%	66	75	+ 13.6%
Median Sales Price*	\$250,000	<b>\$225,000</b>	- 10.0%	\$197,241	<b>\$250,290</b>	+ 26.9%
Percent of Original List Price Received*	95.8%	<b>94.1%</b>	- 1.8%	94.1%	<b>97.8%</b>	+ 4.0%
Days on Market Until Sale	65	<b>40</b>	- 38.4%	53	<b>40</b>	- 24.5%
Inventory of Homes for Sale	70	<b>41</b>	- 41.4%	--	--	--
Months Supply of Inventory	3.2	<b>2.0</b>	- 37.9%	--	--	--

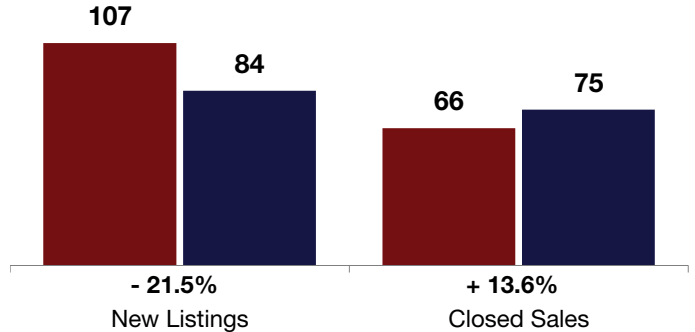
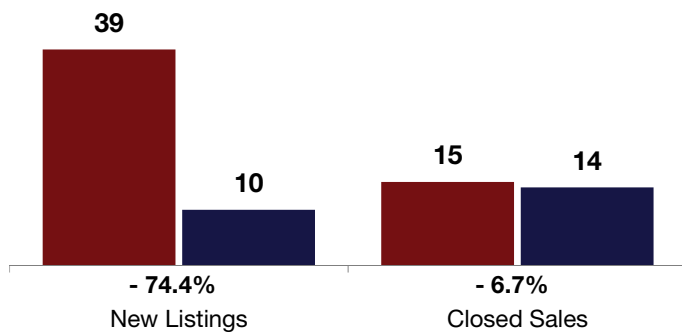
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

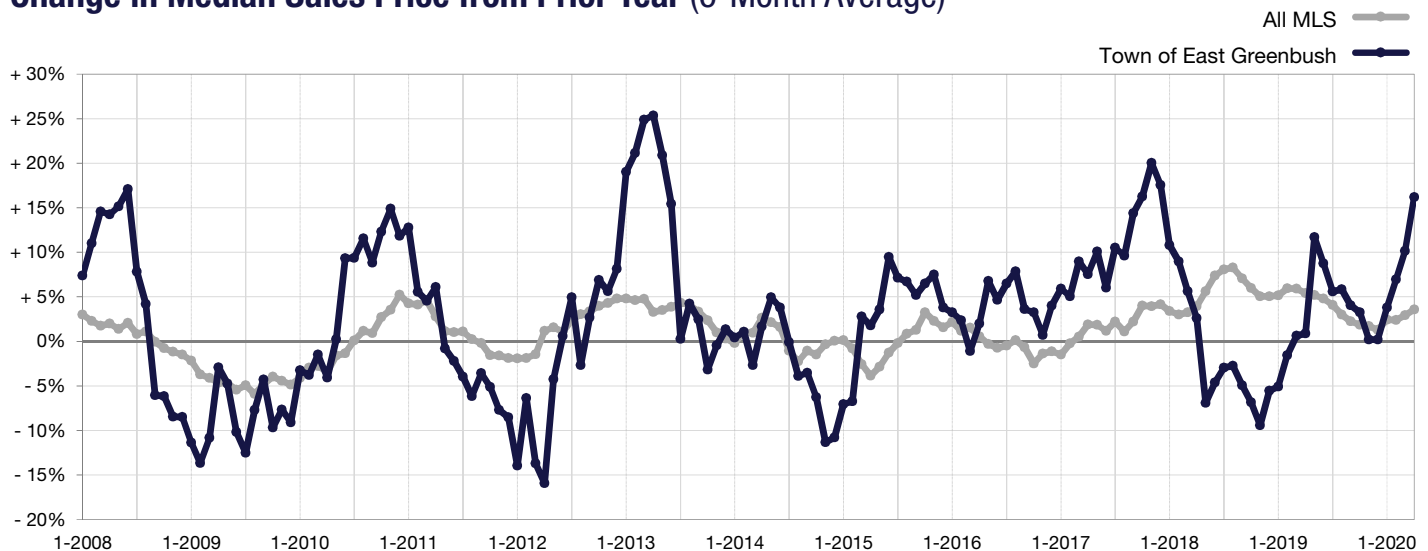
■ 2019 ■ 2020

### Year to Date

■ 2019 ■ 2020



### 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.