

Local Market Update – May 2019

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



Town of East Greenbush

- 32.6%

+ 27.8%

+ 7.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	43	29	- 32.6%	137	135	- 1.5%
Closed Sales	18	23	+ 27.8%	93	89	- 4.3%
Median Sales Price*	\$190,000	\$204,580	+ 7.7%	\$191,500	\$197,482	+ 3.1%
Percent of Original List Price Received*	94.1%	97.1%	+ 3.2%	95.4%	94.9%	- 0.5%
Days on Market Until Sale	38	42	+ 8.1%	49	50	+ 3.4%
Inventory of Homes for Sale	60	70	+ 16.7%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 24.8%	--	--	--

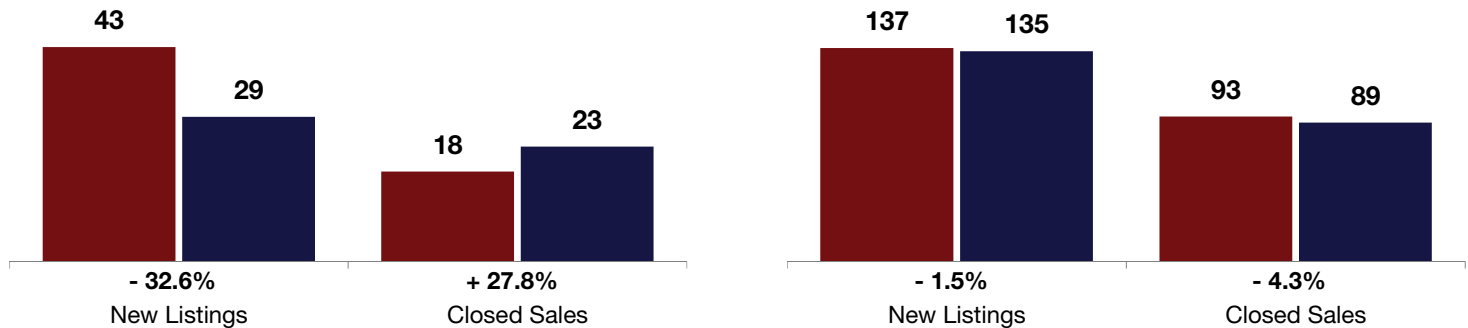
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

■ 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.