

Local Market Update – September 2020

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



Town of East Greenbush

- 6.1%

Change in
New Listings

- 48.3%

Change in
Closed Sales

+ 9.6%

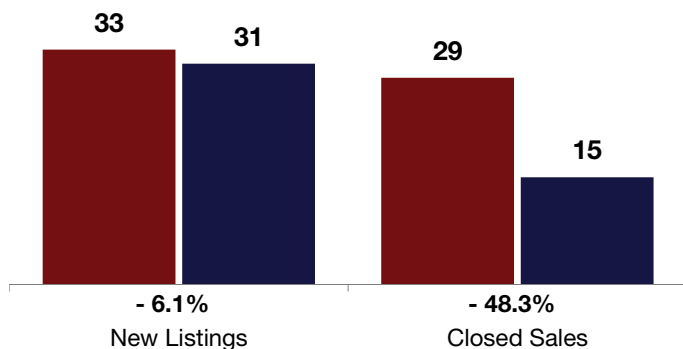
Change in
Median Sales Price

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	33	31	- 6.1%	277	245	- 11.6%
Closed Sales	29	15	- 48.3%	194	154	- 20.6%
Median Sales Price*	\$192,920	\$211,500	+ 9.6%	\$201,000	\$237,450	+ 18.1%
Percent of Original List Price Received*	97.9%	104.1%	+ 6.3%	96.0%	98.9%	+ 3.0%
Days on Market Until Sale	36	6	- 84.0%	45	30	- 33.9%
Inventory of Homes for Sale	83	52	- 37.3%	--	--	--
Months Supply of Inventory	3.8	2.6	- 31.9%	--	--	--

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

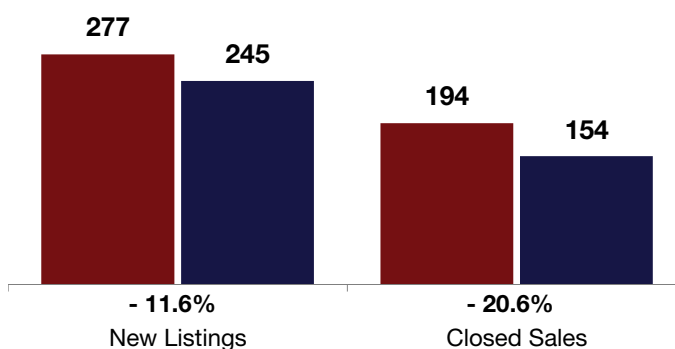
September

■ 2019 ■ 2020

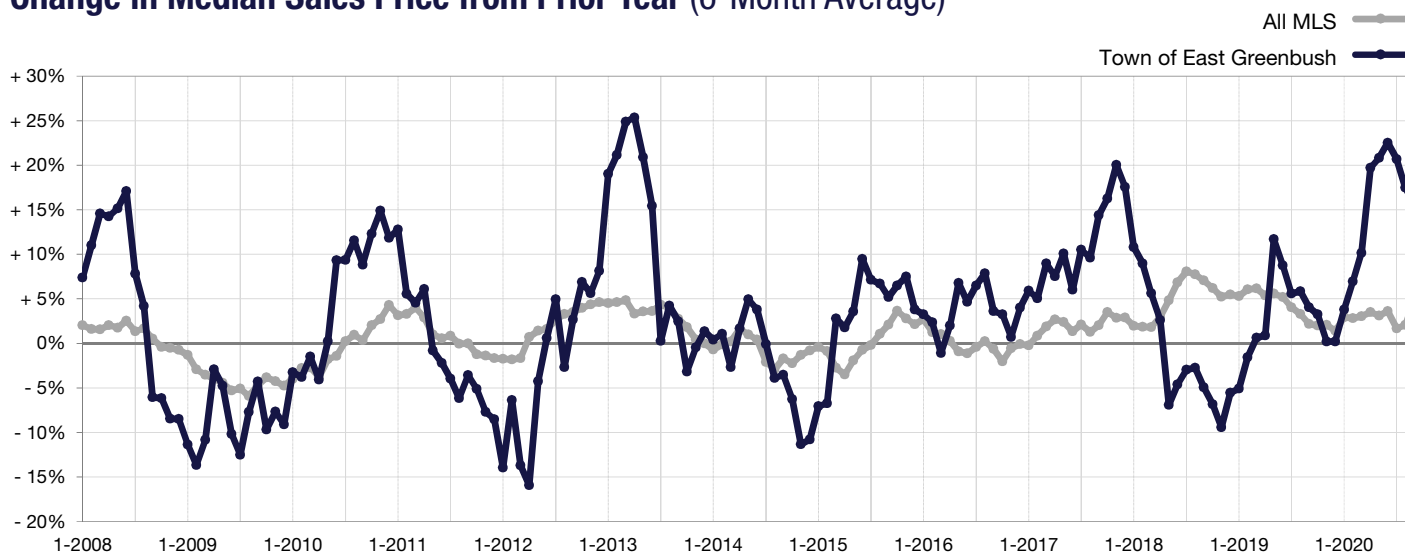


Year to Date

■ 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.