

Local Market Update – October 2020

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



Town of East Greenbush

- 35.5% **+ 10.7%** **+ 58.4%**

Change in
New Listings

Change in
Closed Sales

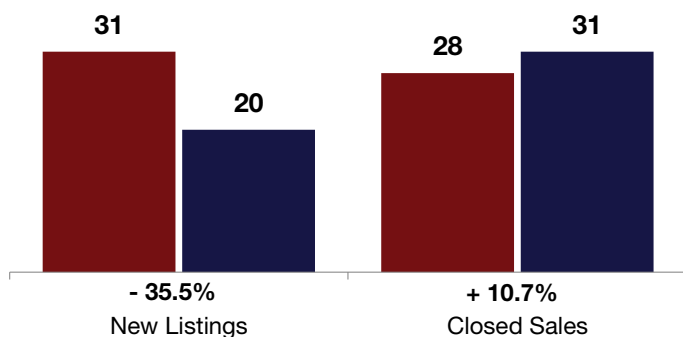
Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	31	20	- 35.5%	308	265	- 14.0%
Closed Sales	28	31	+ 10.7%	222	187	- 15.8%
Median Sales Price*	\$170,750	\$270,500	+ 58.4%	\$199,450	\$241,000	+ 20.8%
Percent of Original List Price Received*	97.1%	100.8%	+ 3.8%	96.1%	99.2%	+ 3.2%
Days on Market Until Sale	19	12	- 35.5%	42	26	- 36.4%
Inventory of Homes for Sale	74	52	- 29.7%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--

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

October

■ 2019 ■ 2020

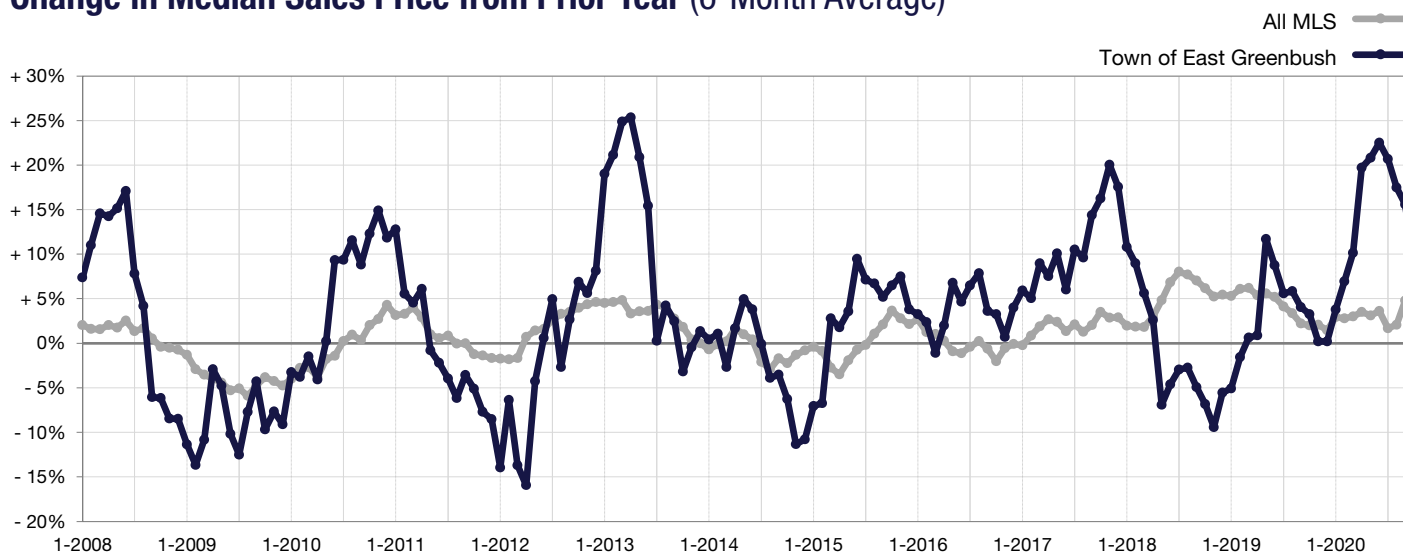


Year to Date

■ 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.