

Local Market Update – November 2020

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



Town of East Greenbush

+ 16.0%

+ 8.7%

- 7.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	25	29	+ 16.0%	333	294	- 11.7%
Closed Sales	23	25	+ 8.7%	245	213	- 13.1%
Median Sales Price*	\$260,000	\$241,000	- 7.3%	\$205,000	\$241,000	+ 17.6%
Percent of Original List Price Received*	98.6%	98.6%	+ 0.0%	96.4%	99.1%	+ 2.9%
Days on Market Until Sale	29	22	- 24.1%	40	26	- 36.1%
Inventory of Homes for Sale	72	59	- 18.1%	--	--	--
Months Supply of Inventory	3.3	2.9	- 10.2%	--	--	--

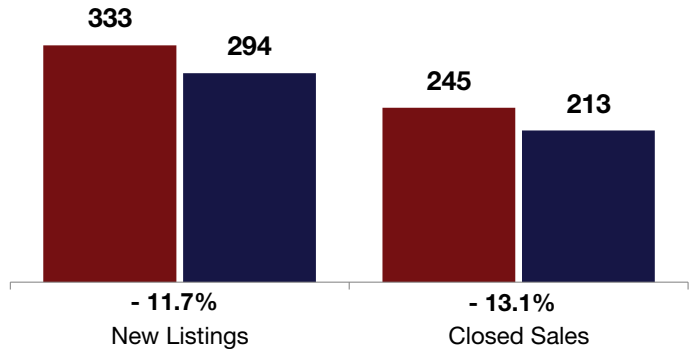
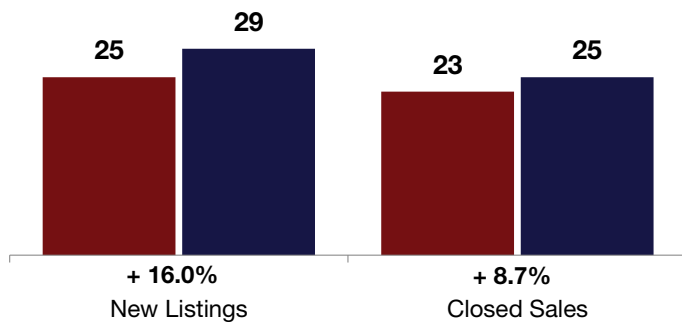
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

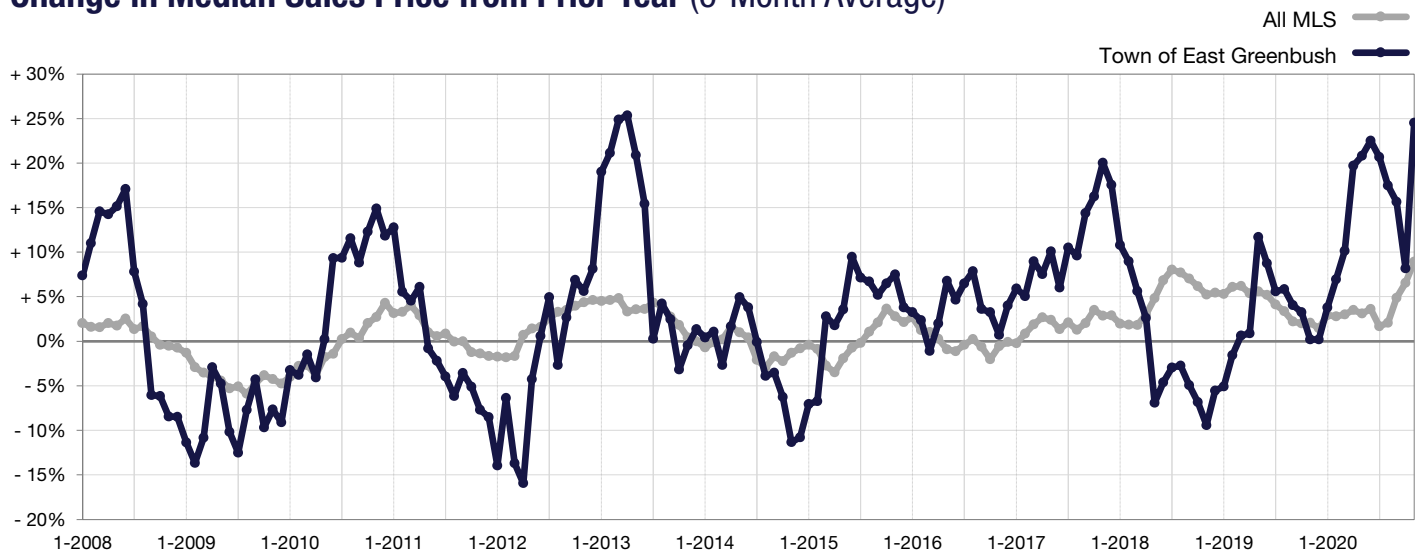
■ 2019 ■ 2020

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.