

# Local Market Update – December 2020

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



## Town of East Greenbush

**- 64.3%**

**+ 26.3%**

**+ 13.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	5	- 64.3%	347	299	- 13.8%
Closed Sales	19	24	+ 26.3%	264	238	- 9.8%
Median Sales Price*	\$260,100	<b>\$295,950</b>	+ 13.8%	\$209,950	<b>\$247,000</b>	+ 17.6%
Percent of Original List Price Received*	97.3%	<b>99.3%</b>	+ 2.1%	96.4%	<b>99.2%</b>	+ 2.8%
Days on Market Until Sale	54	<b>24</b>	- 54.7%	41	<b>26</b>	- 38.2%
Inventory of Homes for Sale	58	<b>41</b>	- 29.3%	--	--	--
Months Supply of Inventory	2.6	<b>2.1</b>	- 20.6%	--	--	--

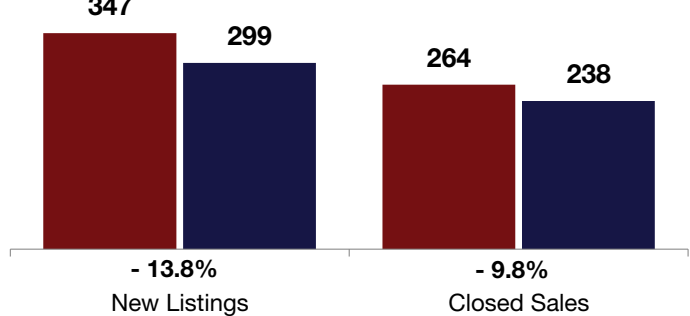
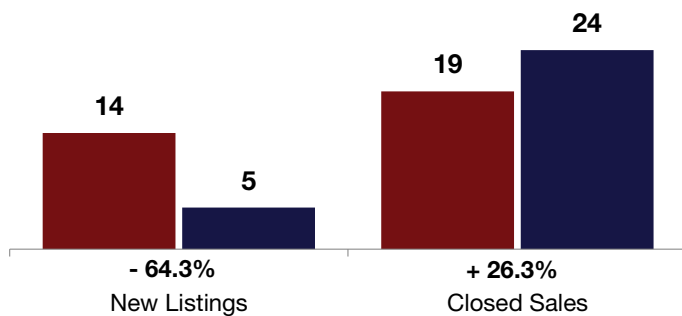
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

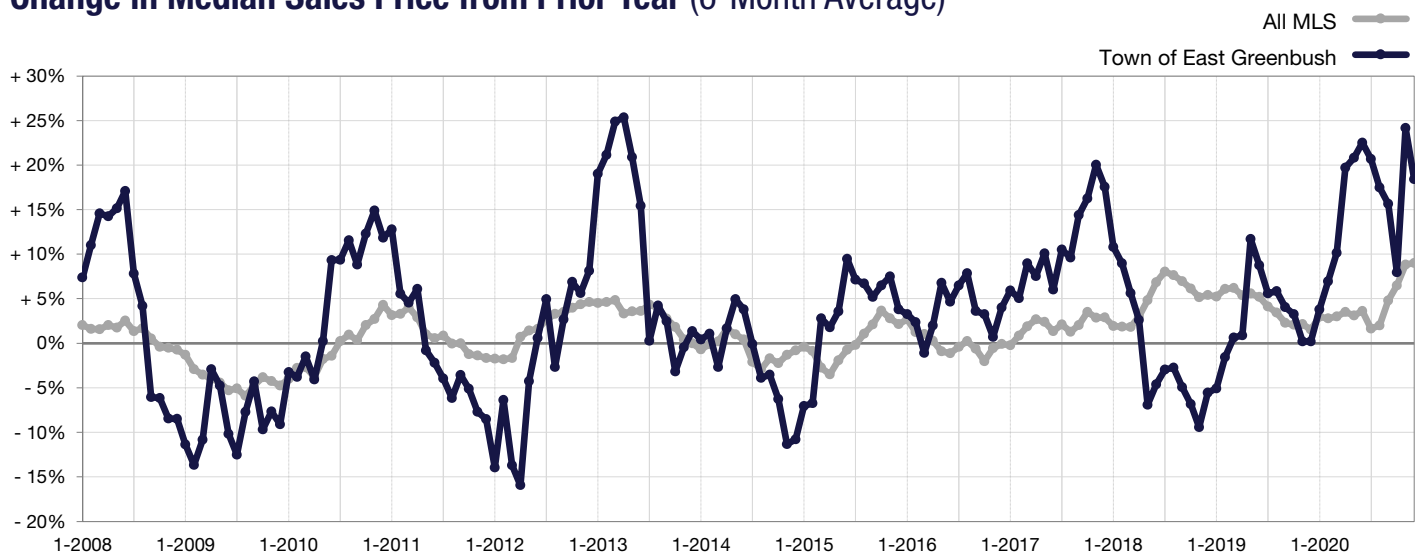
■ 2019 ■ 2020

### 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.