

Local Market Update – January 2021

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



Town of East Greenbush

+ 30.4%

Change in
New Listings

- 5.0%

Change in
Closed Sales

+ 7.4%

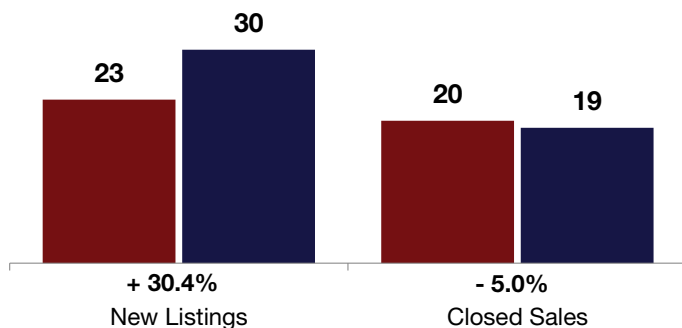
Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	30	+ 30.4%	23	30	+ 30.4%
Closed Sales	20	19	- 5.0%	20	19	- 5.0%
Median Sales Price*	\$258,850	\$278,000	+ 7.4%	\$258,850	\$278,000	+ 7.4%
Percent of Original List Price Received*	98.1%	95.5%	- 2.7%	98.1%	95.5%	- 2.7%
Days on Market Until Sale	38	26	- 31.9%	38	26	- 31.9%
Inventory of Homes for Sale	52	40	- 23.1%	--	--	--
Months Supply of Inventory	2.4	2.0	- 15.8%	--	--	--

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

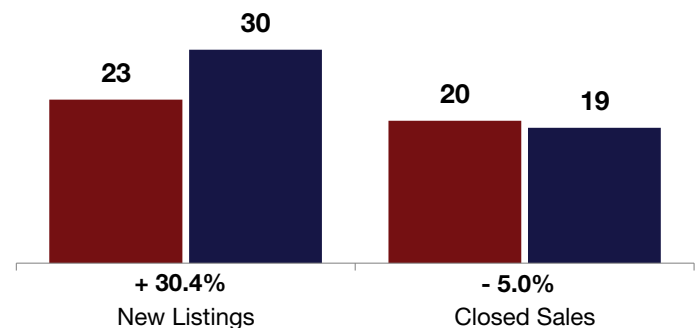
January

■ 2020 ■ 2021

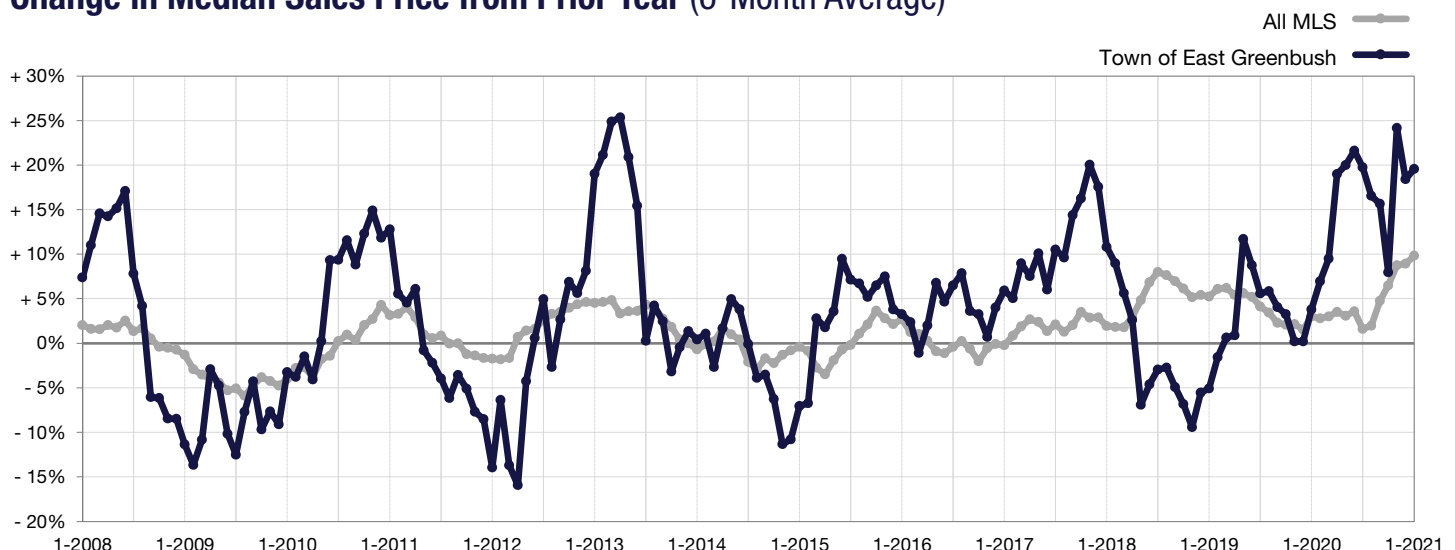


Year to Date

■ 2020 ■ 2021



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.