

Local Market Update – February 2021

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



Town of East Greenbush

- 31.0%

Change in
New Listings

+ 6.7%

Change in
Closed Sales

+ 47.3%

Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	29	20	- 31.0%	52	50	- 3.8%
Closed Sales	15	16	+ 6.7%	35	35	0.0%
Median Sales Price*	\$225,000	\$331,450	+ 47.3%	\$256,000	\$280,000	+ 9.4%
Percent of Original List Price Received*	98.1%	95.0%	- 3.2%	98.1%	95.3%	- 2.9%
Days on Market Until Sale	43	45	+ 6.4%	40	35	- 13.2%
Inventory of Homes for Sale	55	29	- 47.3%	--	--	--
Months Supply of Inventory	2.4	1.4	- 39.4%	--	--	--

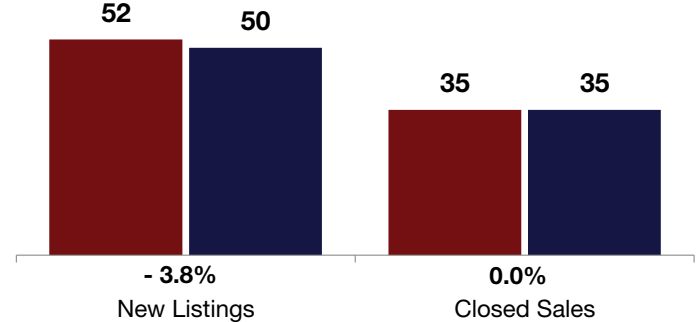
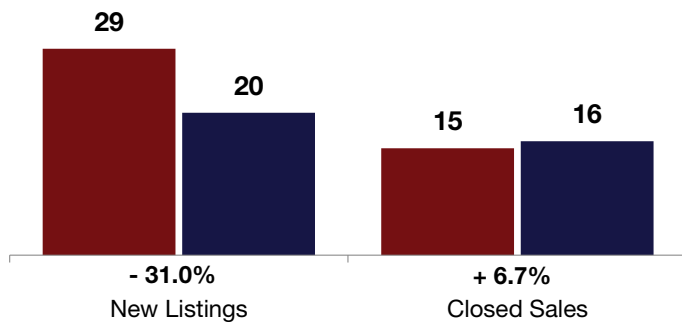
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

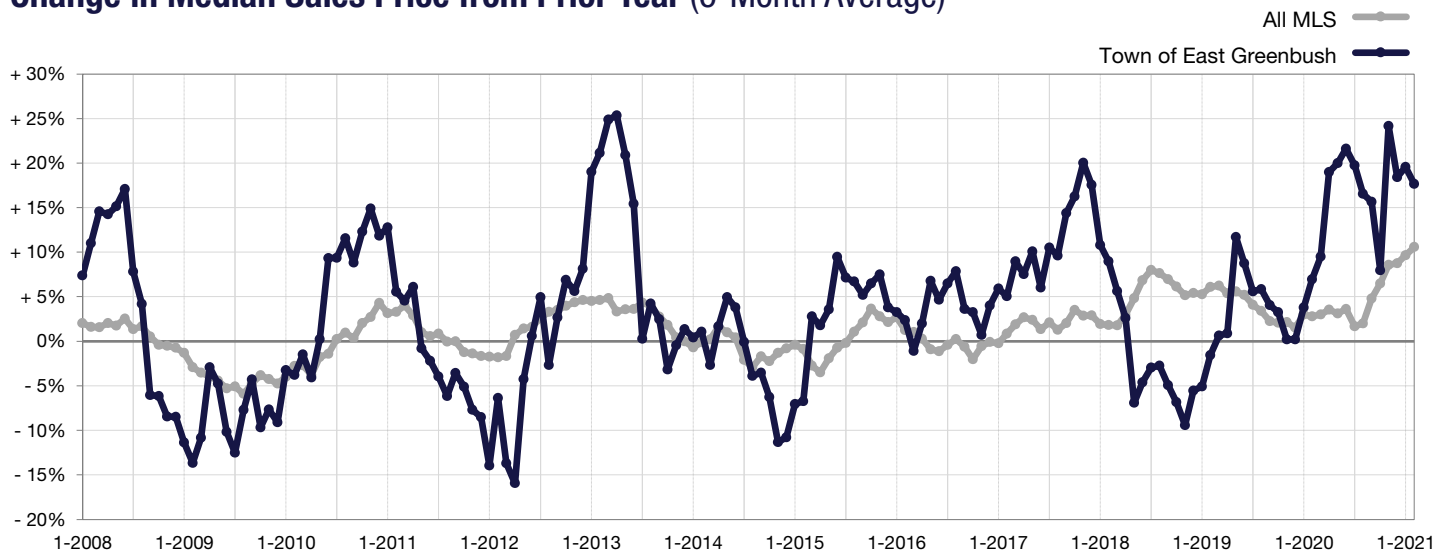
■ 2020 ■ 2021

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.