

# Local Market Update – March 2021

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



## Town of East Greenbush

**+ 13.6%**

**- 34.5%**

**+ 1.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	22	25	+ 13.6%	74	75	+ 1.4%
Closed Sales	29	19	- 34.5%	64	54	- 15.6%
Median Sales Price*	\$254,000	<b>\$257,000</b>	+ 1.2%	\$255,000	<b>\$261,450</b>	+ 2.5%
Percent of Original List Price Received*	100.0%	<b>99.1%</b>	- 0.9%	99.0%	<b>96.6%</b>	- 2.4%
Days on Market Until Sale	37	<b>19</b>	- 48.0%	39	<b>29</b>	- 24.3%
Inventory of Homes for Sale	46	<b>36</b>	- 21.7%	--	--	--
Months Supply of Inventory	2.1	<b>1.8</b>	- 12.2%	--	--	--

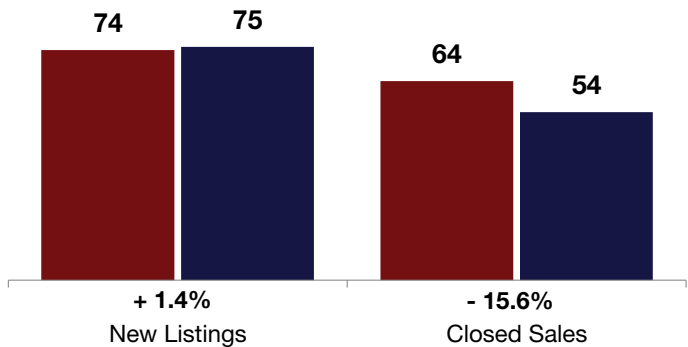
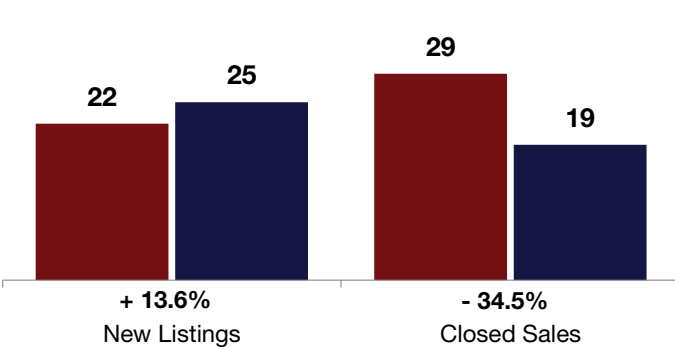
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

■ 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.