

Local Market Update – April 2021

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



Town of East Greenbush

+ 210.0%

+ 35.7%

+ 6.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	31	+ 210.0%	84	108	+ 28.6%
Closed Sales	14	19	+ 35.7%	78	75	- 3.8%
Median Sales Price*	\$225,000	\$240,000	+ 6.7%	\$252,145	\$257,000	+ 1.9%
Percent of Original List Price Received*	94.1%	98.5%	+ 4.7%	98.1%	97.3%	- 0.8%
Days on Market Until Sale	38	34	- 9.9%	39	30	- 22.6%
Inventory of Homes for Sale	38	30	- 21.1%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.9%	--	--	--

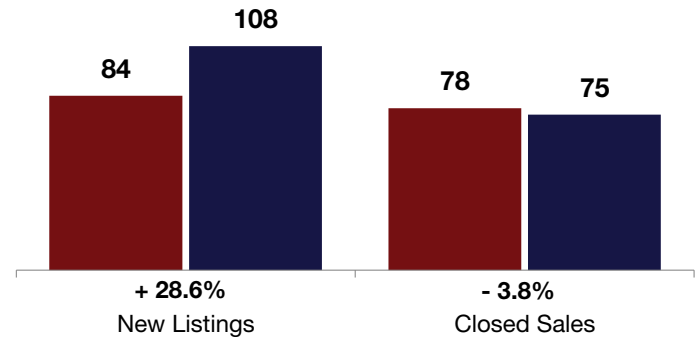
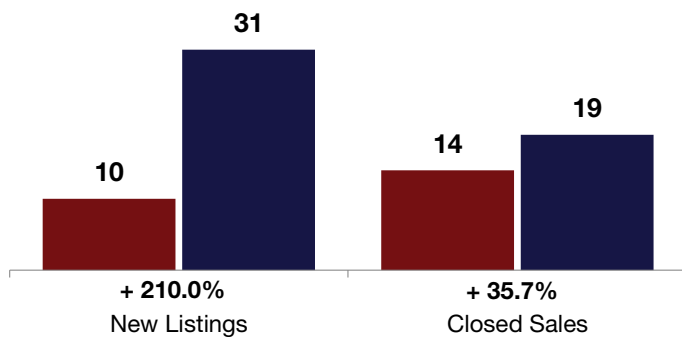
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.