

Local Market Update – May 2021

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



Town of East Greenbush

- 16.0%

Change in
New Listings

- 8.3%

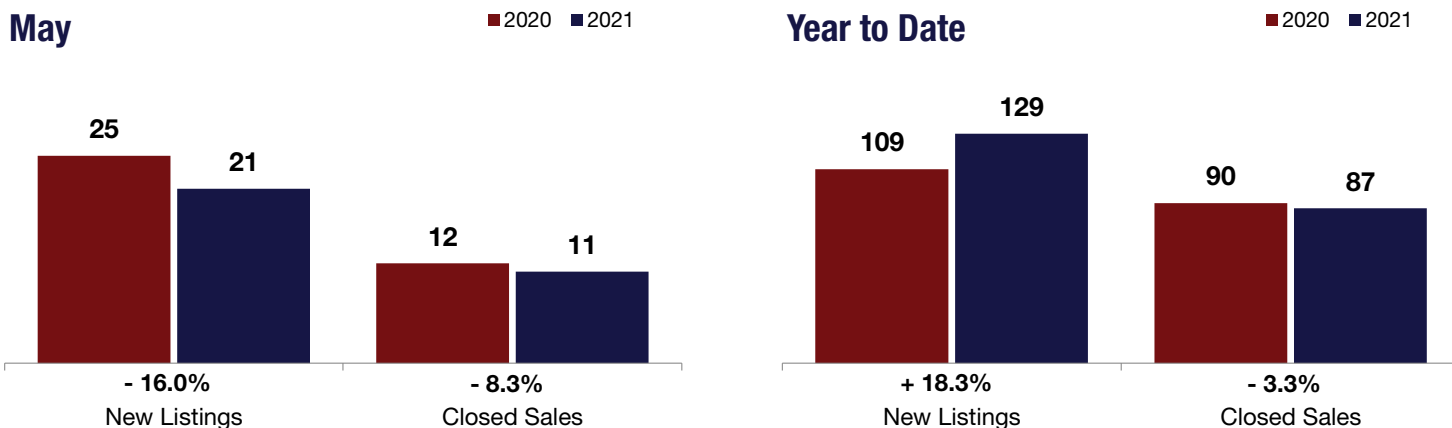
Change in
Closed Sales

+ 25.9%

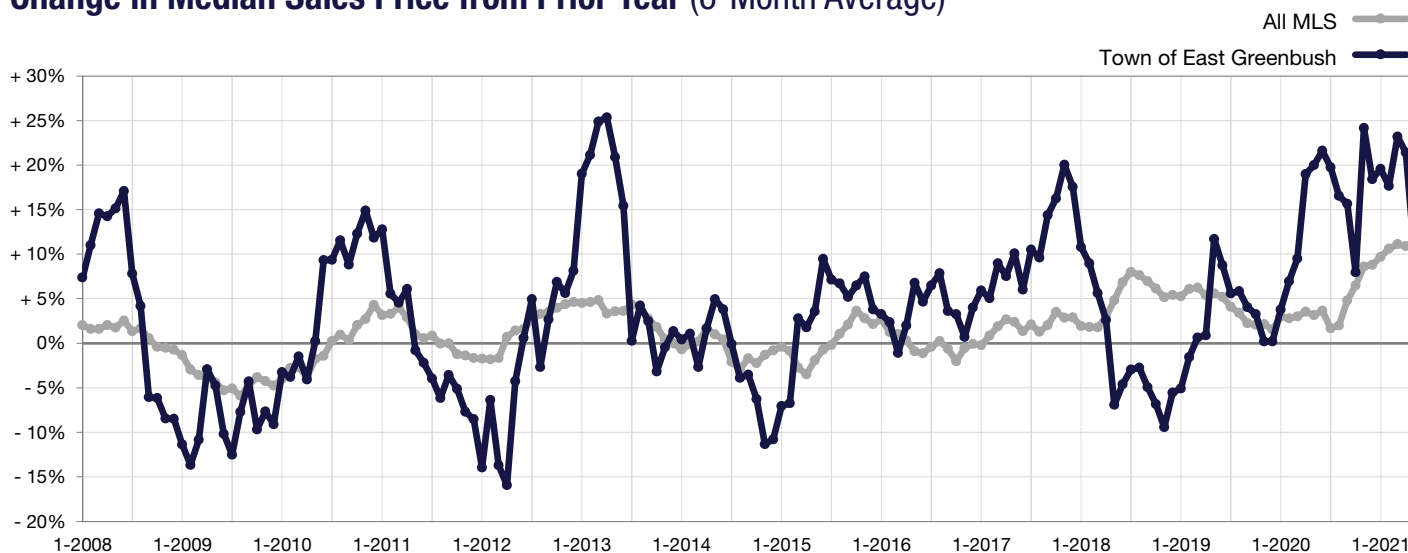
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	21	- 16.0%	109	129	+ 18.3%
Closed Sales	12	11	- 8.3%	90	87	- 3.3%
Median Sales Price*	\$247,900	\$312,000	+ 25.9%	\$252,145	\$262,000	+ 3.9%
Percent of Original List Price Received*	97.9%	100.1%	+ 2.2%	98.1%	97.7%	- 0.4%
Days on Market Until Sale	37	26	- 29.6%	38	29	- 24.3%
Inventory of Homes for Sale	47	22	- 53.2%	--	--	--
Months Supply of Inventory	2.3	1.0	- 57.4%	--	--	--

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



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.