

Local Market Update – June 2021

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



Town of East Greenbush

+ 25.0%

Change in
New Listings

+ 64.3%

Change in
Closed Sales

+ 9.7%

Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	32	40	+ 25.0%	141	169	+ 19.9%
Closed Sales	14	23	+ 64.3%	104	111	+ 6.7%
Median Sales Price*	\$211,500	\$232,000	+ 9.7%	\$242,250	\$260,000	+ 7.3%
Percent of Original List Price Received*	101.0%	102.4%	+ 1.4%	98.5%	98.7%	+ 0.2%
Days on Market Until Sale	12	10	- 19.1%	35	25	- 28.7%
Inventory of Homes for Sale	46	30	- 34.8%	--	--	--
Months Supply of Inventory	2.2	1.3	- 39.9%	--	--	--

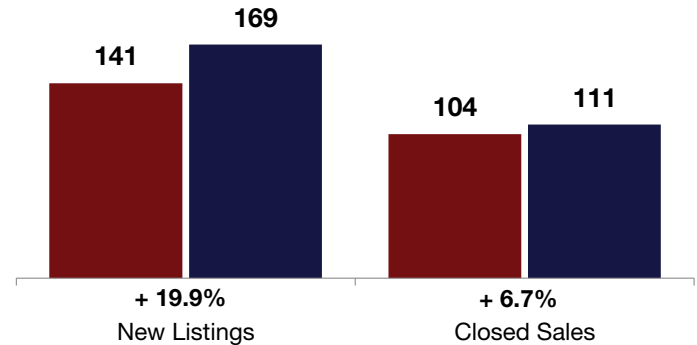
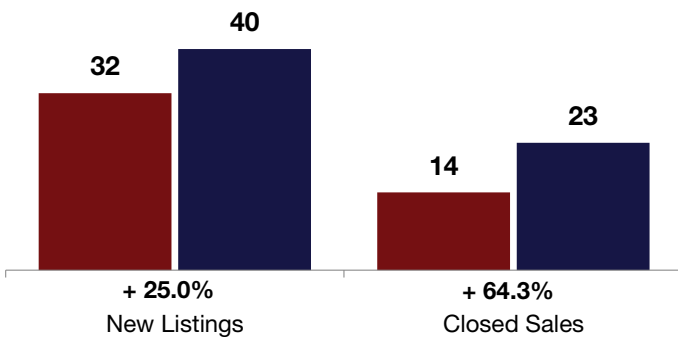
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

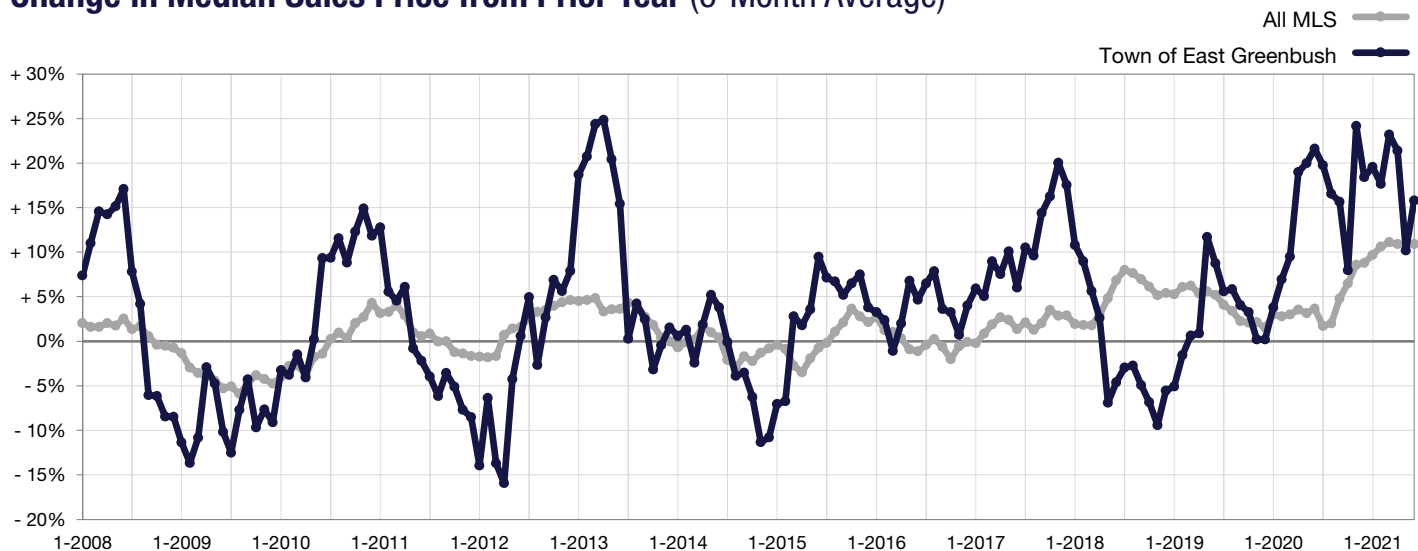
■ 2020 ■ 2021

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.