

Local Market Update – July 2021

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



Town of East Greenbush

- 3.0%

+ 88.2%

+ 9.5%

Change in
New Listings

Change in
Closed Sales

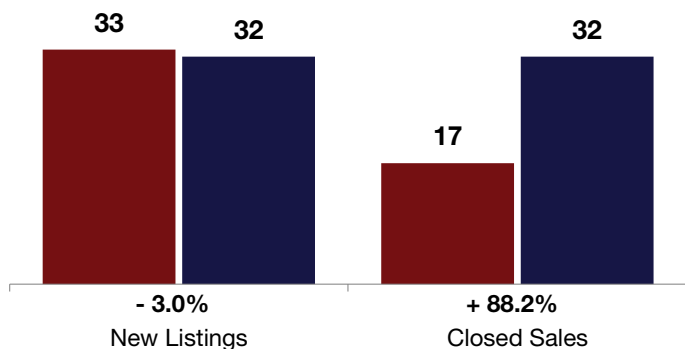
Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	33	32	- 3.0%	174	201	+ 15.5%
Closed Sales	17	32	+ 88.2%	121	147	+ 21.5%
Median Sales Price*	\$241,000	\$263,856	+ 9.5%	\$241,000	\$262,000	+ 8.7%
Percent of Original List Price Received*	96.9%	102.1%	+ 5.4%	98.2%	99.5%	+ 1.3%
Days on Market Until Sale	23	14	- 38.0%	33	22	- 33.6%
Inventory of Homes for Sale	48	32	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.8%	--	--	--

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

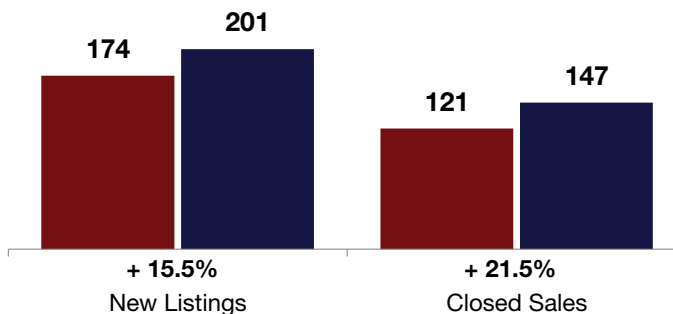
July

■ 2020 ■ 2021

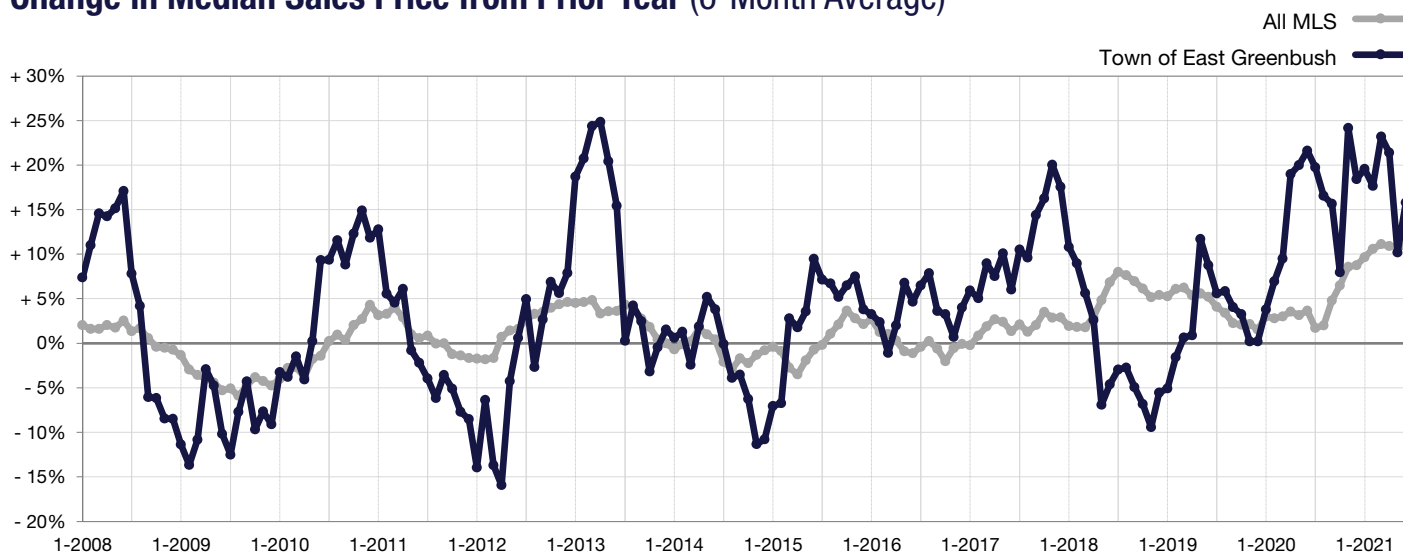


Year to Date

■ 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.