

# Local Market Update – August 2021

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



## Town of East Greenbush

**- 47.5%**

Change in  
New Listings

**- 5.0%**

Change in  
Closed Sales

**+ 39.0%**

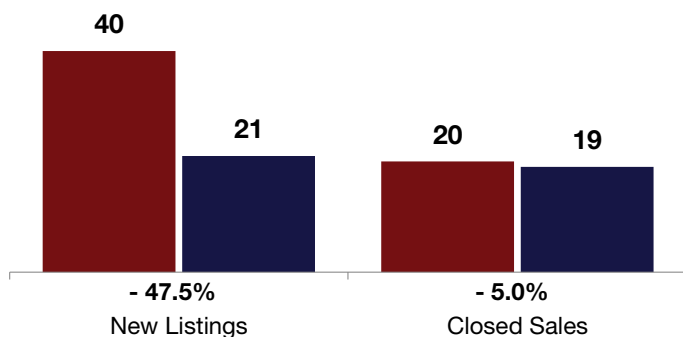
Change in  
Median Sales Price

|                                          | August    |                  |         | Year to Date |                  |         |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|---------|
|                                          | 2020      | 2021             | + / -   | 2020         | 2021             | + / -   |
| New Listings                             | 40        | 21               | - 47.5% | 214          | 221              | + 3.3%  |
| Closed Sales                             | 20        | 19               | - 5.0%  | 141          | 167              | + 18.4% |
| Median Sales Price*                      | \$210,000 | <b>\$292,000</b> | + 39.0% | \$239,500    | <b>\$264,900</b> | + 10.6% |
| Percent of Original List Price Received* | 99.0%     | <b>103.3%</b>    | + 4.3%  | 98.3%        | <b>99.9%</b>     | + 1.6%  |
| Days on Market Until Sale                | 25        | <b>13</b>        | - 49.9% | 32           | <b>21</b>        | - 34.9% |
| Inventory of Homes for Sale              | 49        | <b>24</b>        | - 51.0% | --           | --               | --      |
| Months Supply of Inventory               | 2.4       | <b>1.1</b>       | - 56.6% | --           | --               | --      |

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

### August

■ 2020 ■ 2021

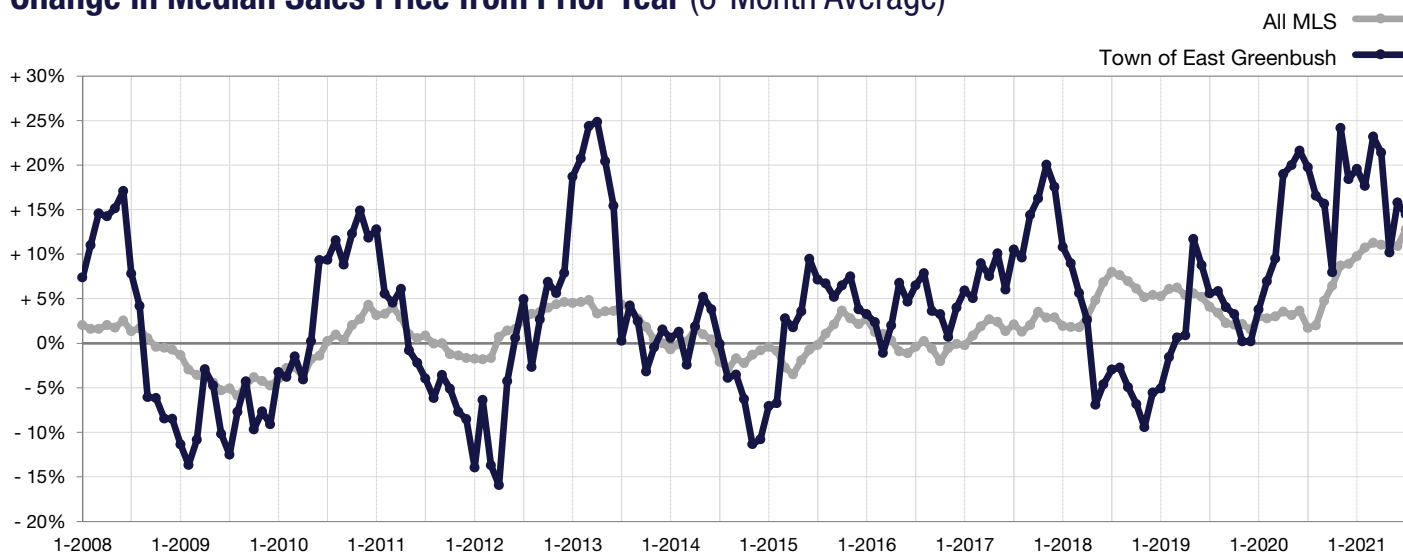


### Year to Date

■ 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.