

Local Market Update – September 2021

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



Town of East Greenbush

- 19.4%

+ 77.8%

+ 34.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	31	25	- 19.4%	245	247	+ 0.8%
Closed Sales	18	32	+ 77.8%	159	201	+ 26.4%
Median Sales Price*	\$214,400	\$287,500	+ 34.1%	\$238,900	\$265,000	+ 10.9%
Percent of Original List Price Received*	103.3%	102.8%	- 0.5%	98.9%	100.4%	+ 1.5%
Days on Market Until Sale	5	11	+ 125.0%	29	19	- 33.9%
Inventory of Homes for Sale	53	19	- 64.2%	--	--	--
Months Supply of Inventory	2.6	0.8	- 68.9%	--	--	--

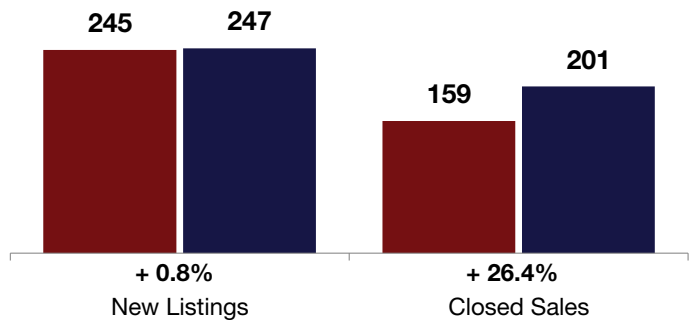
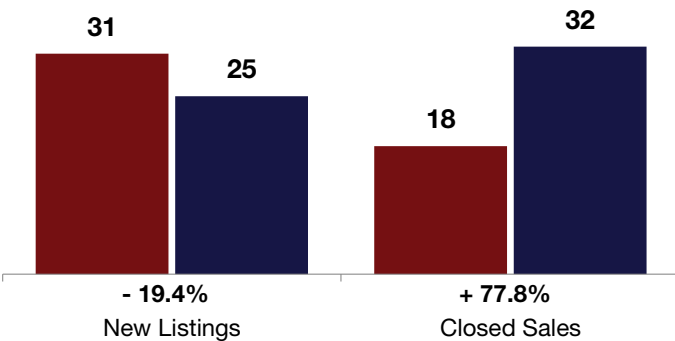
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

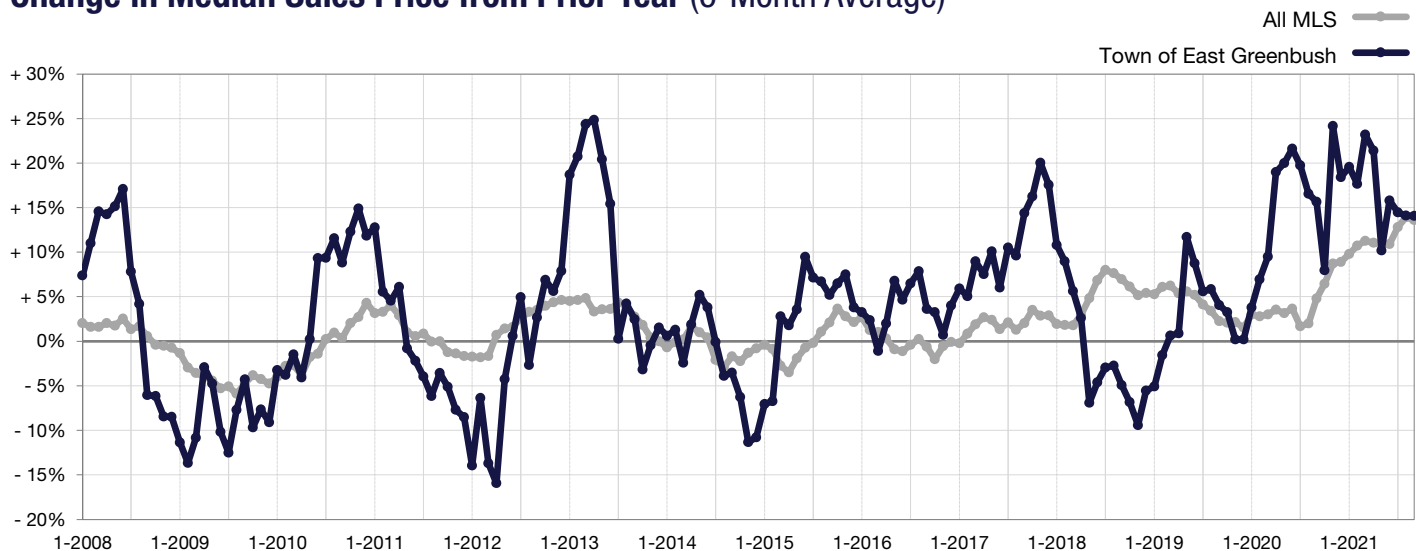
■ 2020 ■ 2021

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.