

Local Market Update – October 2021

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



Town of East Greenbush

+ 20.0%

- 25.8%

+ 1.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	20	24	+ 20.0%	265	272	+ 2.6%
Closed Sales	31	23	- 25.8%	190	229	+ 20.5%
Median Sales Price*	\$270,500	\$275,000	+ 1.7%	\$240,500	\$265,000	+ 10.2%
Percent of Original List Price Received*	100.9%	100.2%	- 0.7%	99.2%	100.4%	+ 1.2%
Days on Market Until Sale	12	16	+ 30.2%	26	19	- 29.5%
Inventory of Homes for Sale	47	21	- 55.3%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--

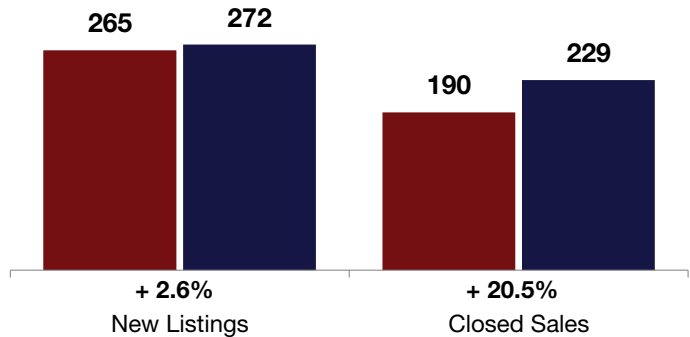
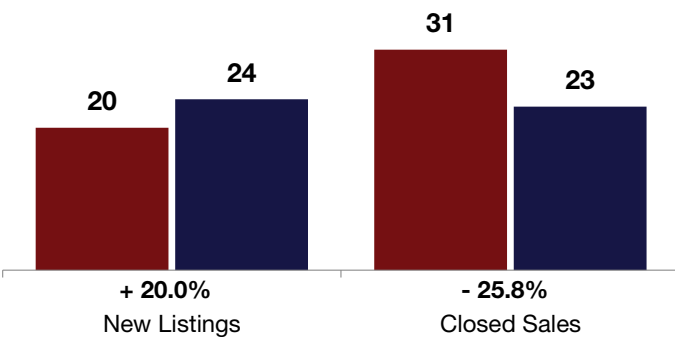
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

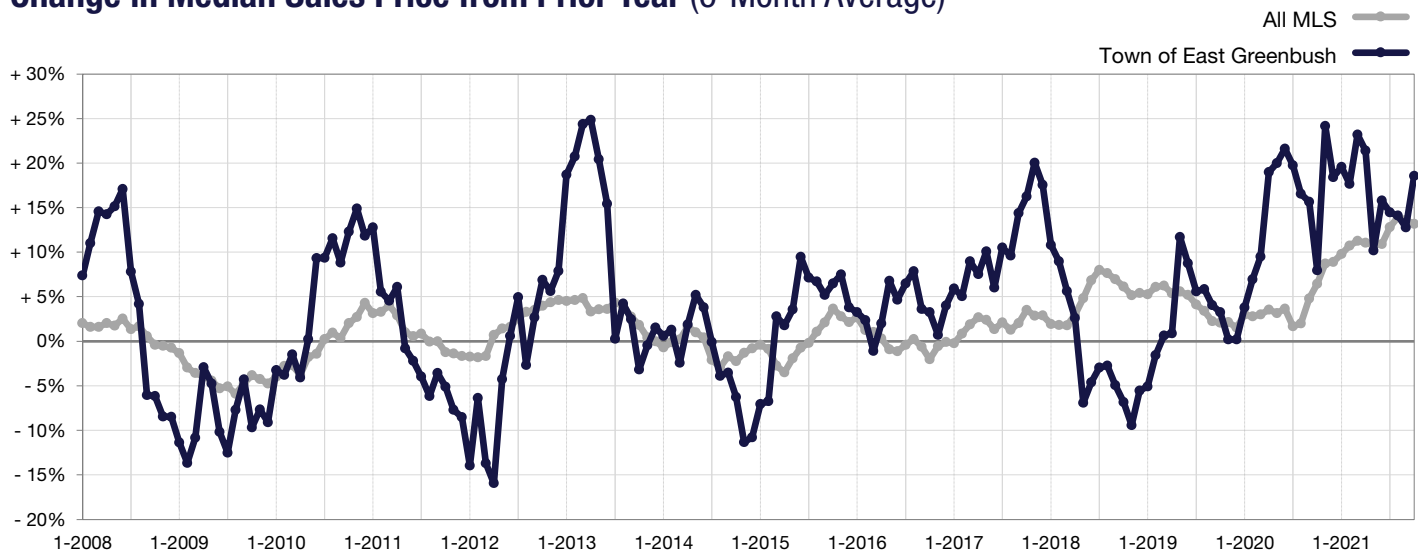
■ 2020 ■ 2021

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.