

Local Market Update – November 2021

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



Town of East Greenbush

- 31.0%

Change in
New Listings

- 12.0%

Change in
Closed Sales

+ 16.0%

Change in
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	29	20	- 31.0%	294	291	- 1.0%
Closed Sales	25	22	- 12.0%	215	251	+ 16.7%
Median Sales Price*	\$241,000	\$279,500	+ 16.0%	\$241,000	\$265,000	+ 10.0%
Percent of Original List Price Received*	98.6%	100.9%	+ 2.2%	99.2%	100.4%	+ 1.3%
Days on Market Until Sale	22	15	- 29.4%	26	18	- 29.2%
Inventory of Homes for Sale	54	22	- 59.3%	--	--	--
Months Supply of Inventory	2.6	0.9	- 64.2%	--	--	--

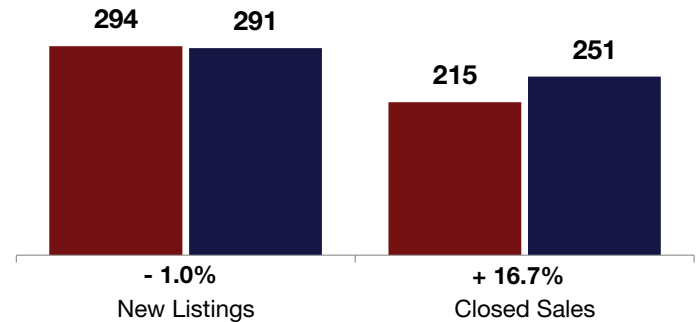
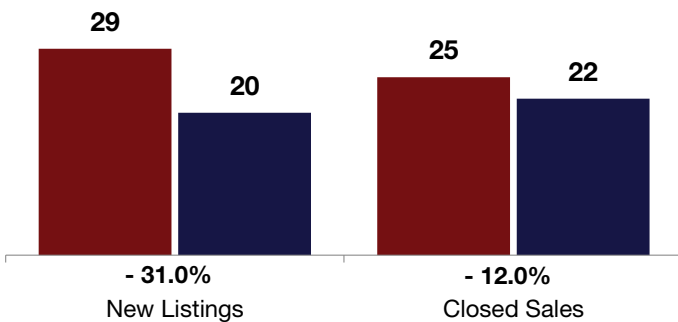
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

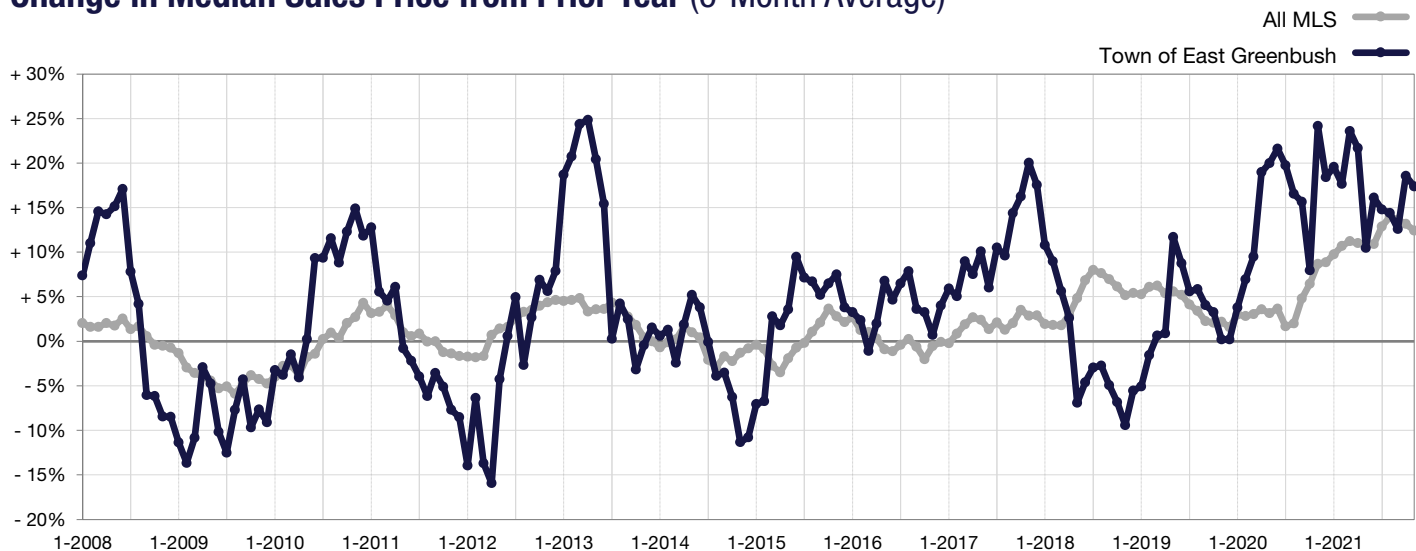
■ 2020 ■ 2021

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.