

Local Market Update – December 2021

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



Town of East Greenbush

+ 166.7%

- 14.3%

- 17.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	3	8	+ 166.7%	174	160	- 8.0%
Closed Sales	14	12	- 14.3%	134	143	+ 6.7%
Median Sales Price*	\$368,500	\$302,500	- 17.9%	\$255,500	\$290,000	+ 13.5%
Percent of Original List Price Received*	97.5%	100.3%	+ 2.9%	97.5%	99.7%	+ 2.3%
Days on Market Until Sale	33	27	- 16.9%	30	25	- 15.0%
Inventory of Homes for Sale	37	11	- 70.3%	--	--	--
Months Supply of Inventory	3.3	0.9	- 72.3%	--	--	--

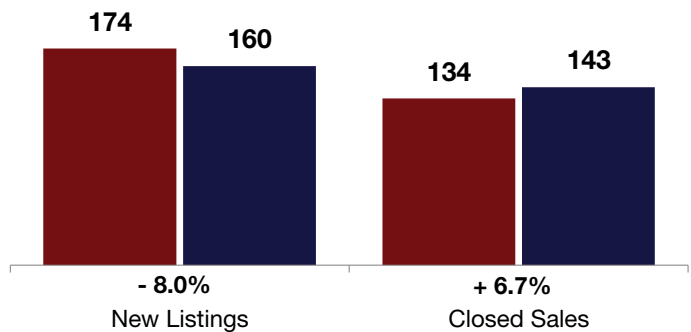
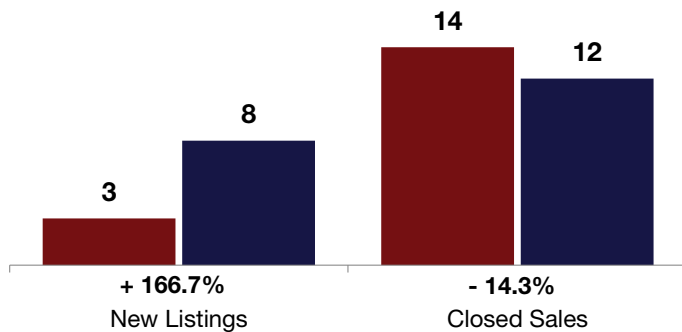
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

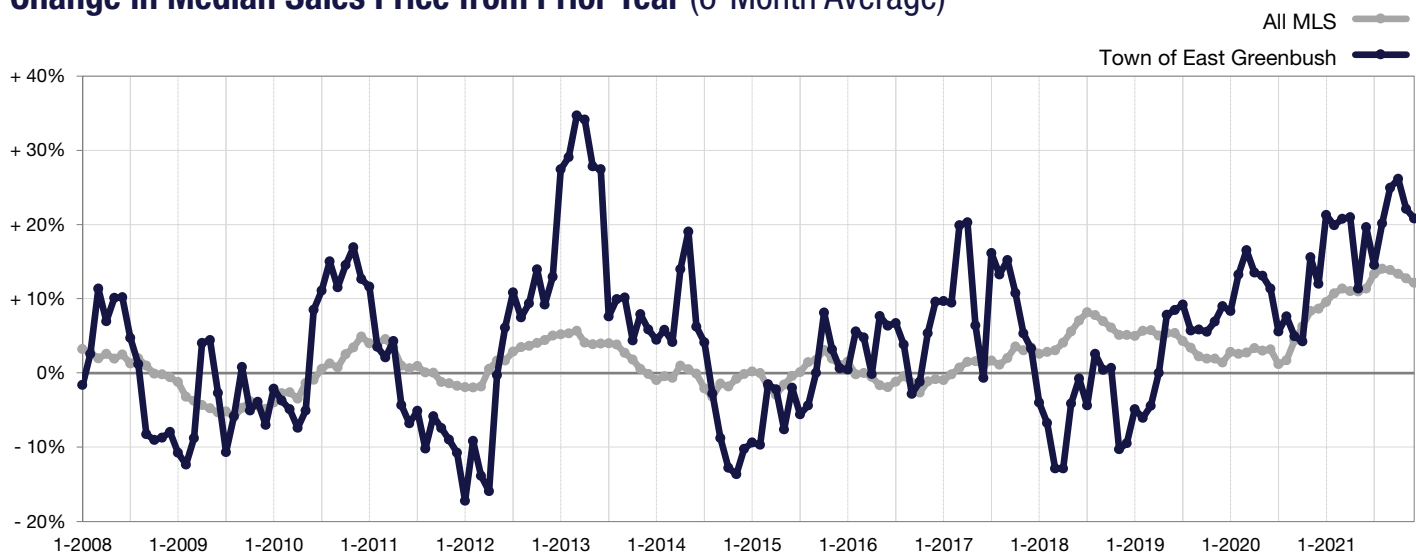
■ 2020 ■ 2021

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.