

Local Market Update – June 2019

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



Town of East Greenbush

+ 9.4%

Change in
New Listings

- 16.7%

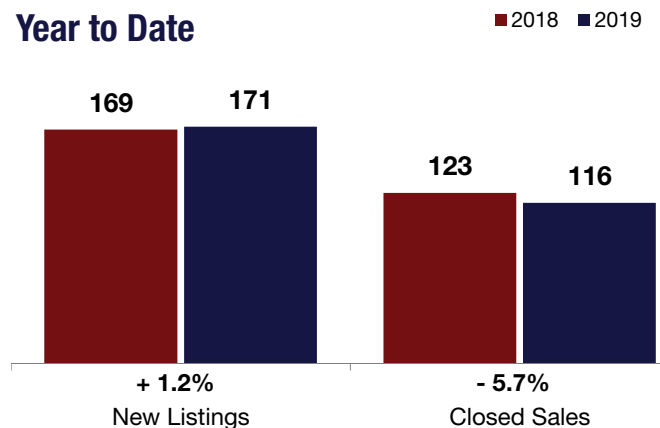
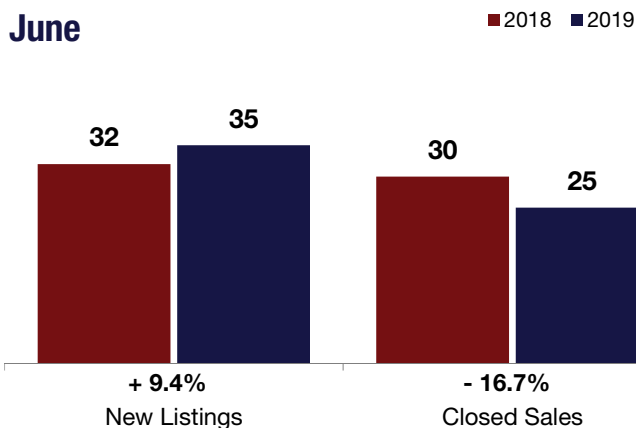
Change in
Closed Sales

- 8.0%

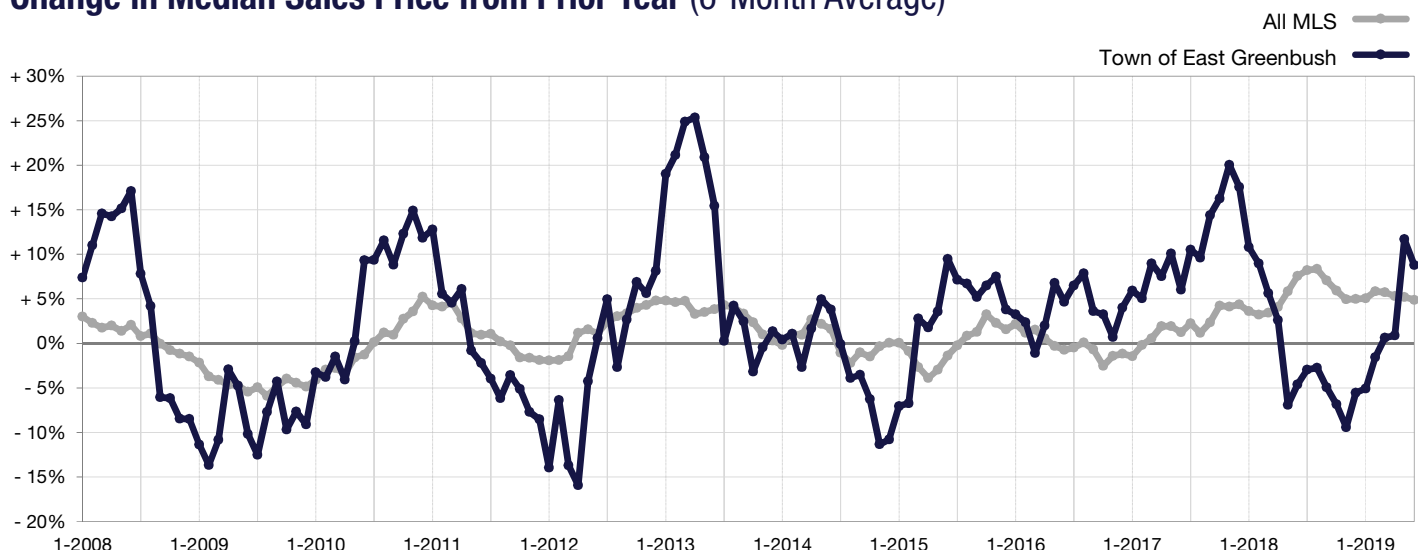
Change in
Median Sales Price

	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	32	35	+ 9.4%	169	171	+ 1.2%
Closed Sales	30	25	- 16.7%	123	116	- 5.7%
Median Sales Price*	\$226,000	\$207,900	- 8.0%	\$201,300	\$206,240	+ 2.5%
Percent of Original List Price Received*	97.4%	97.2%	- 0.2%	95.9%	95.3%	- 0.6%
Days on Market Until Sale	39	41	+ 5.7%	46	48	+ 3.1%
Inventory of Homes for Sale	68	71	+ 4.4%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 8.8%	--	--	--

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



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.