

Local Market Update – February 2022

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



Town of East Greenbush

- 36.4%

Change in
New Listings

- 33.3%

Change in
Closed Sales

- 19.6%

Change in
Median Sales Price

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	22	14	- 36.4%	53	29	- 45.3%
Closed Sales	18	12	- 33.3%	36	27	- 25.0%
Median Sales Price*	\$331,450	\$266,500	- 19.6%	\$279,000	\$273,000	- 2.2%
Percent of Original List Price Received*	96.8%	99.7%	+ 3.0%	95.9%	97.7%	+ 1.8%
Days on Market Until Sale	34	29	- 15.5%	31	37	+ 20.4%
Inventory of Homes for Sale	51	20	- 60.8%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.3%	--	--	--

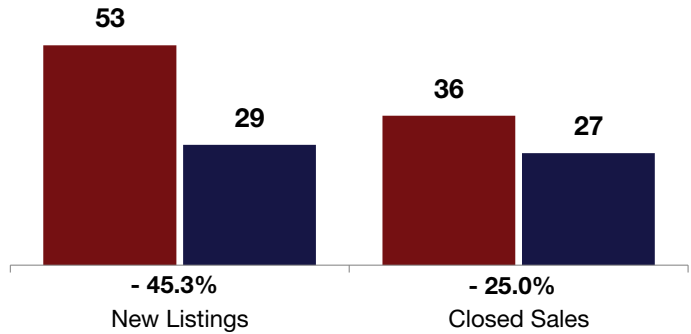
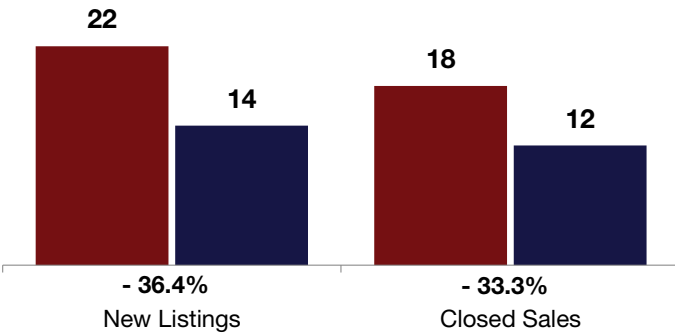
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

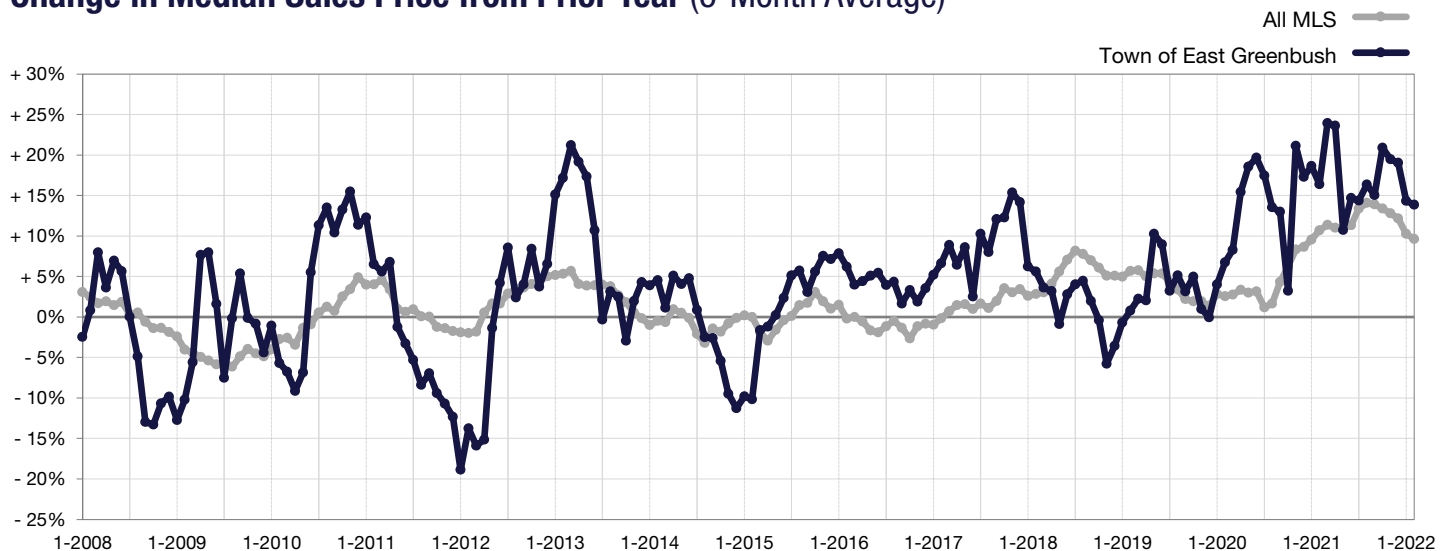
■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



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.