

Local Market Update – March 2022

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



Town of East Greenbush

- 30.0%

Change in
New Listings

- 38.1%

Change in
Closed Sales

+ 40.9%

Change in
Median Sales Price

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	30	21	- 30.0%	83	50	- 39.8%
Closed Sales	21	13	- 38.1%	57	42	- 26.3%
Median Sales Price*	\$257,000	\$362,077	+ 40.9%	\$258,000	\$280,000	+ 8.5%
Percent of Original List Price Received*	99.5%	101.5%	+ 2.0%	97.2%	99.0%	+ 1.8%
Days on Market Until Sale	24	39	+ 63.2%	28	36	+ 27.4%
Inventory of Homes for Sale	56	16	- 71.4%	--	--	--
Months Supply of Inventory	2.7	0.7	- 73.7%	--	--	--

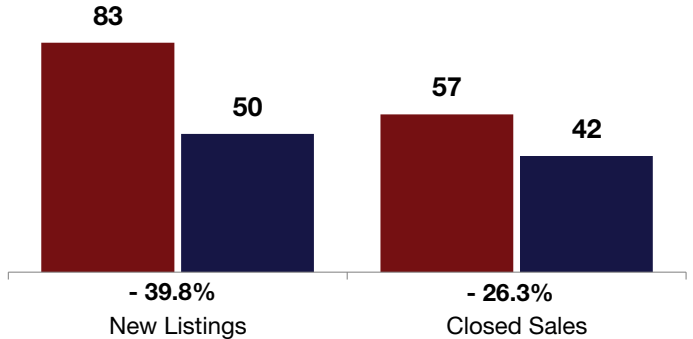
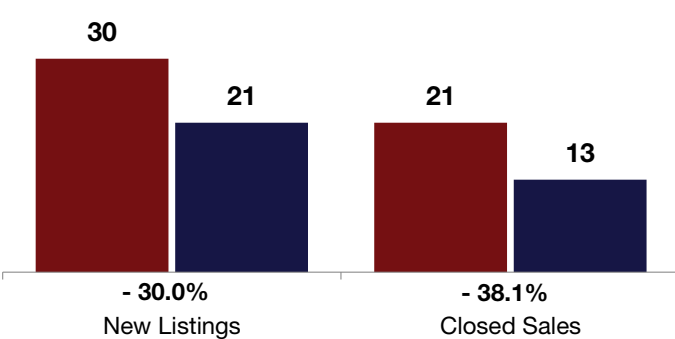
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 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.