

Local Market Update – April 2022

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



Town of East Greenbush

+ 6.9%

Change in
New Listings

+ 31.6%

Change in
Closed Sales

+ 6.3%

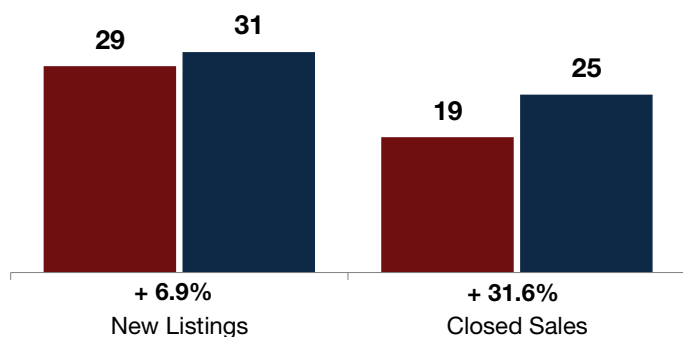
Change in
Median Sales Price

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	29	31	+ 6.9%	112	81	- 27.7%
Closed Sales	19	25	+ 31.6%	76	68	- 10.5%
Median Sales Price*	\$240,000	\$255,000	+ 6.3%	\$252,500	\$274,000	+ 8.5%
Percent of Original List Price Received*	99.0%	102.3%	+ 3.3%	97.7%	100.2%	+ 2.6%
Days on Market Until Sale	30	35	+ 18.3%	29	35	+ 22.9%
Inventory of Homes for Sale	58	15	- 74.1%	--	--	--
Months Supply of Inventory	2.7	0.7	- 74.7%	--	--	--

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

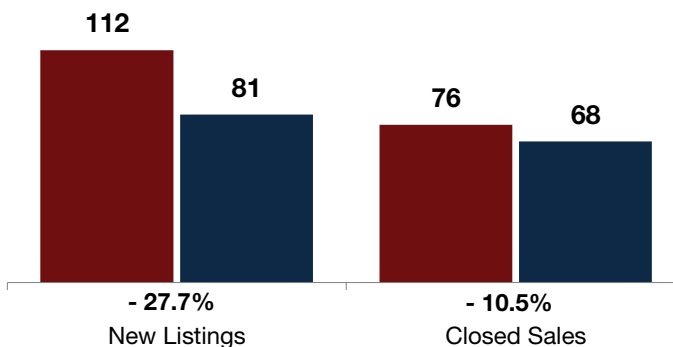
April

■ 2021 ■ 2022

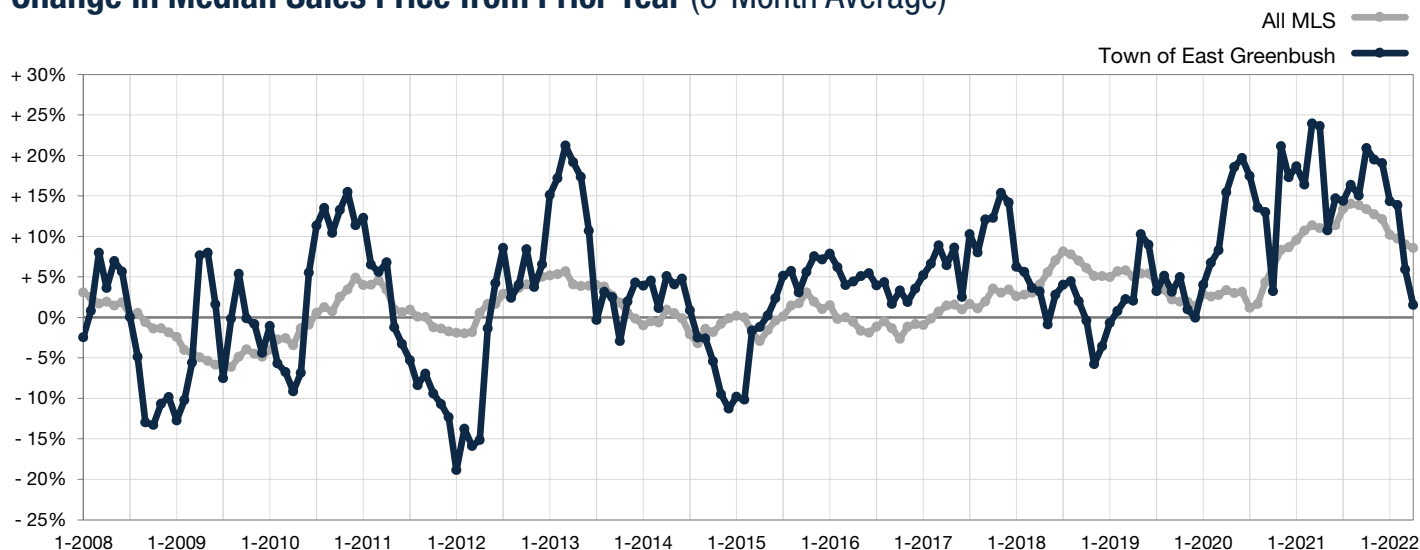


Year to Date

■ 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.