

# Local Market Update – May 2022

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



## Town of East Greenbush

**+ 42.9%**

**+ 21.4%**

**+ 7.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	21	30	+ 42.9%	133	111	- 16.5%
Closed Sales	14	17	+ 21.4%	90	86	- 4.4%
Median Sales Price*	\$287,000	\$307,500	+ 7.1%	\$258,000	\$277,500	+ 7.6%
Percent of Original List Price Received*	100.1%	102.0%	+ 1.9%	98.0%	100.1%	+ 2.1%
Days on Market Until Sale	26	8	- 70.7%	28	29	+ 3.9%
Inventory of Homes for Sale	42	12	- 71.4%	--	--	--
Months Supply of Inventory	1.9	0.5	- 71.6%	--	--	--

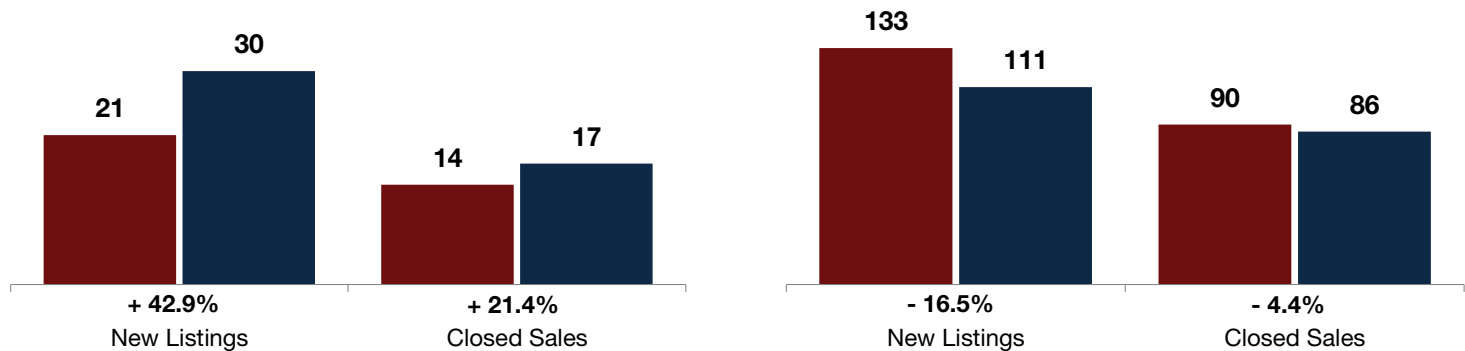
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

■ 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.