

# Local Market Update – June 2022

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



## Town of East Greenbush

**+ 2.6%**

Change in  
New Listings

**+ 33.3%**

Change in  
Closed Sales

**+ 31.7%**

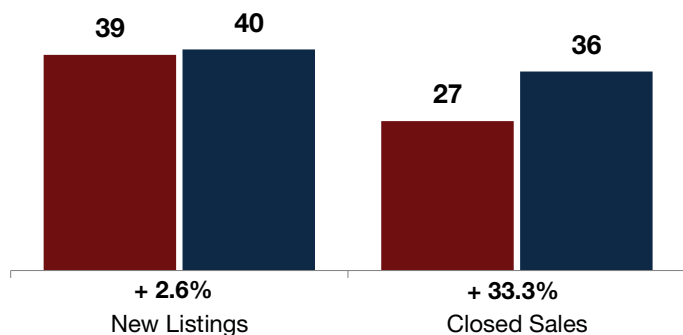
Change in  
Median Sales Price

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	39	40	+ 2.6%	172	152	- 11.6%
Closed Sales	27	36	+ 33.3%	117	122	+ 4.3%
Median Sales Price*	\$231,500	<b>\$305,000</b>	+ 31.7%	\$257,000	<b>\$281,250</b>	+ 9.4%
Percent of Original List Price Received*	101.6%	<b>104.0%</b>	+ 2.4%	98.8%	<b>101.3%</b>	+ 2.4%
Days on Market Until Sale	14	<b>19</b>	+ 32.6%	25	<b>26</b>	+ 5.0%
Inventory of Homes for Sale	54	<b>26</b>	- 51.9%	--	--	--
Months Supply of Inventory	2.5	<b>1.2</b>	- 52.6%	--	--	--

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

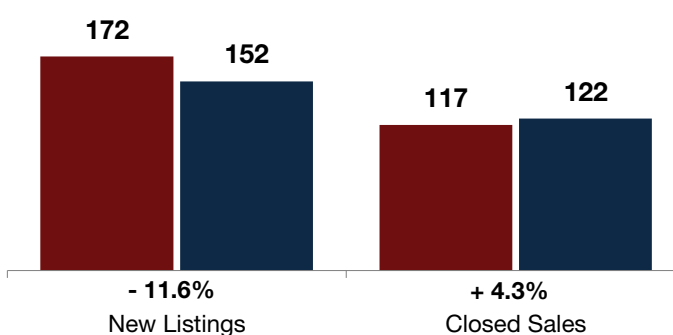
### June

■ 2021 ■ 2022

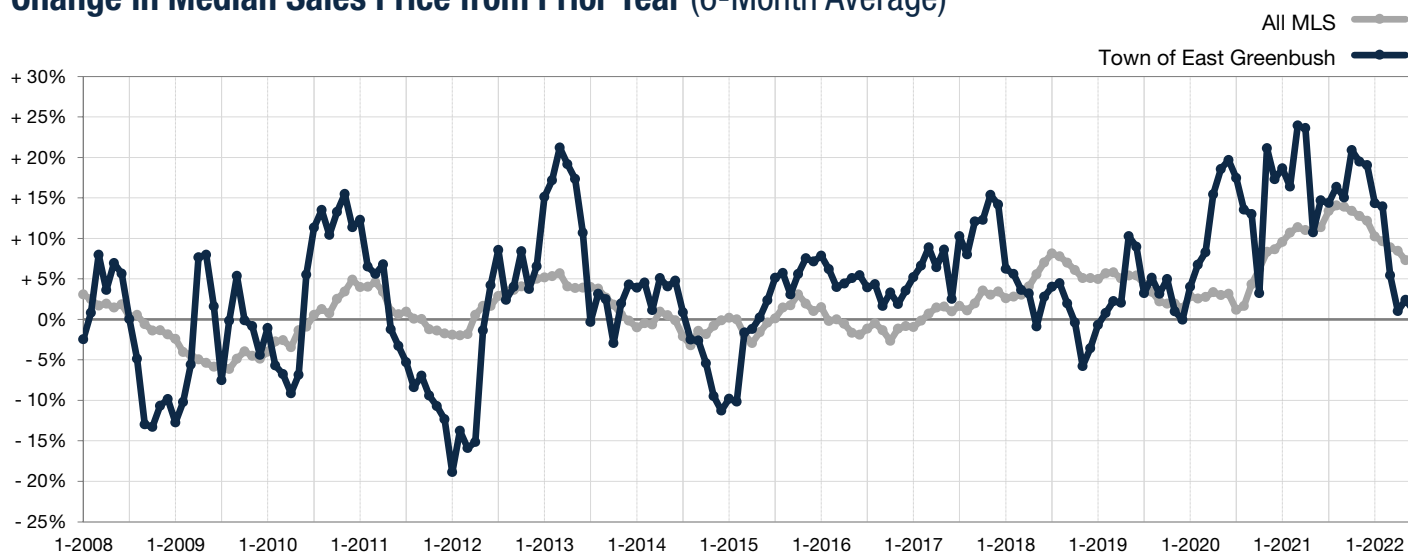


### Year to Date

■ 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.