

Local Market Update – July 2022

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



Town of East Greenbush

- 52.9%

Change in
New Listings

- 34.4%

Change in
Closed Sales

- 5.3%

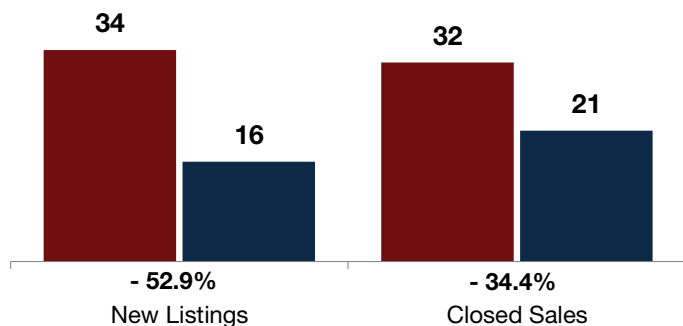
Change in
Median Sales Price

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	34	16	- 52.9%	206	168	- 18.4%
Closed Sales	32	21	- 34.4%	149	143	- 4.0%
Median Sales Price*	\$263,856	\$250,000	- 5.3%	\$258,000	\$275,000	+ 6.6%
Percent of Original List Price Received*	102.2%	104.5%	+ 2.2%	99.6%	101.7%	+ 2.2%
Days on Market Until Sale	14	8	- 42.6%	23	24	+ 4.3%
Inventory of Homes for Sale	51	24	- 52.9%	--	--	--
Months Supply of Inventory	2.2	1.2	- 47.8%	--	--	--

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

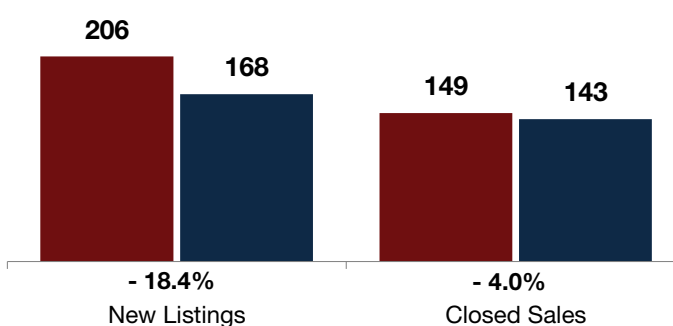
July

■ 2021 ■ 2022

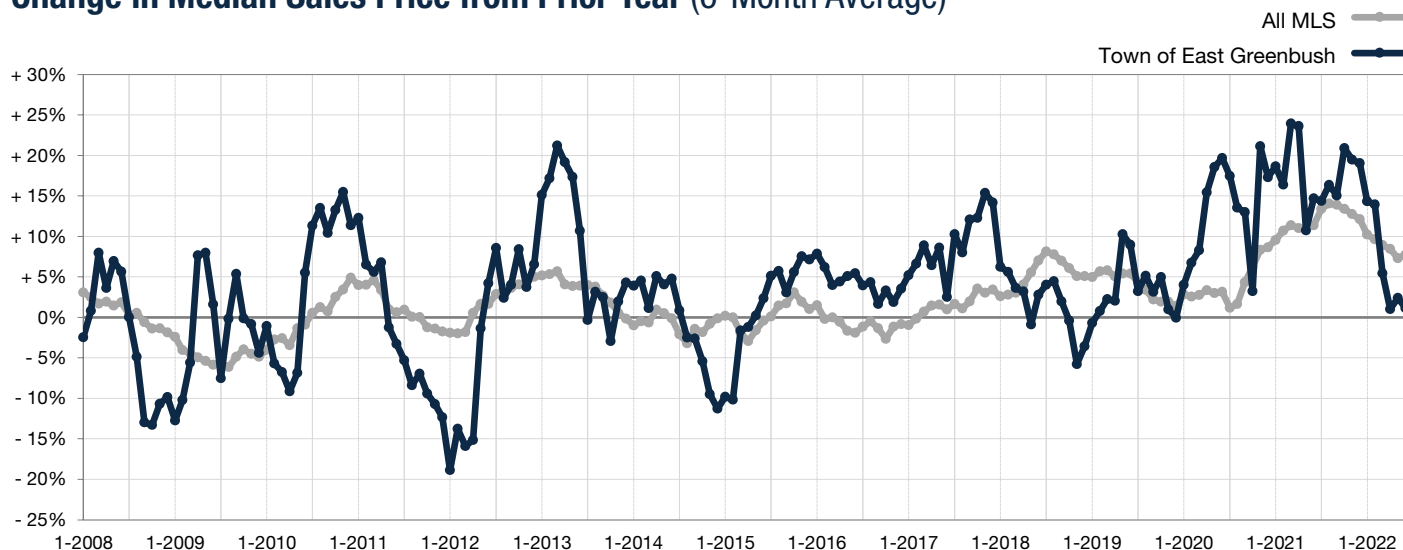


Year to Date

■ 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.