

Local Market Update – August 2022

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



Town of East Greenbush

0.0%

Change in
New Listings

+ 23.8%

Change in
Closed Sales

- 6.2%

Change in
Median Sales Price

August

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	21	21	0.0%	227	189	- 16.7%
Closed Sales	21	26	+ 23.8%	170	169	- 0.6%
Median Sales Price*	\$292,000	\$273,975	- 6.2%	\$262,681	\$275,000	+ 4.7%
Percent of Original List Price Received*	103.1%	101.9%	- 1.1%	100.0%	101.8%	+ 1.8%
Days on Market Until Sale	12	18	+ 53.8%	21	23	+ 6.9%
Inventory of Homes for Sale	41	17	- 58.5%	--	--	--
Months Supply of Inventory	1.8	0.8	- 52.9%	--	--	--

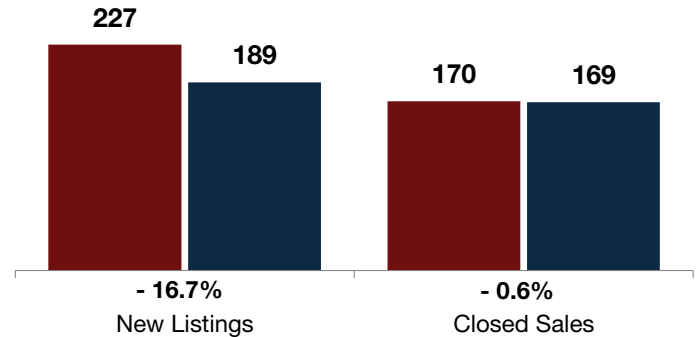
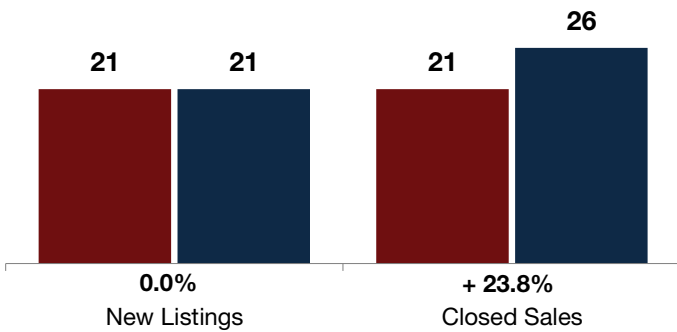
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 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.