

Local Market Update – September 2022

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



Town of East Greenbush

0.0%

Change in
New Listings

- 41.2%

Change in
Closed Sales

+ 23.0%

Change in
Median Sales Price

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	23	23	0.0%	250	212	- 15.2%
Closed Sales	34	20	- 41.2%	204	189	- 7.4%
Median Sales Price*	\$282,500	\$347,500	+ 23.0%	\$265,000	\$280,000	+ 5.7%
Percent of Original List Price Received*	102.4%	102.4%	+ 0.0%	100.4%	101.8%	+ 1.4%
Days on Market Until Sale	11	18	+ 71.4%	20	22	+ 14.2%
Inventory of Homes for Sale	41	23	- 43.9%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

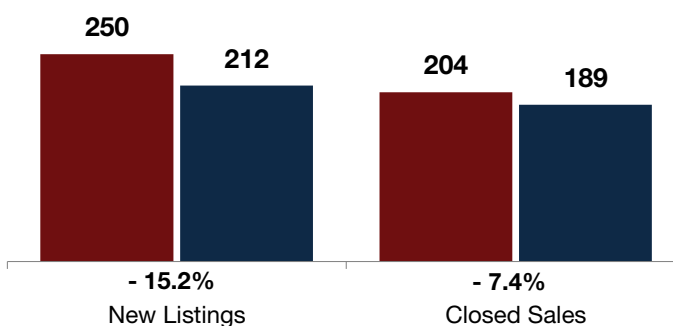
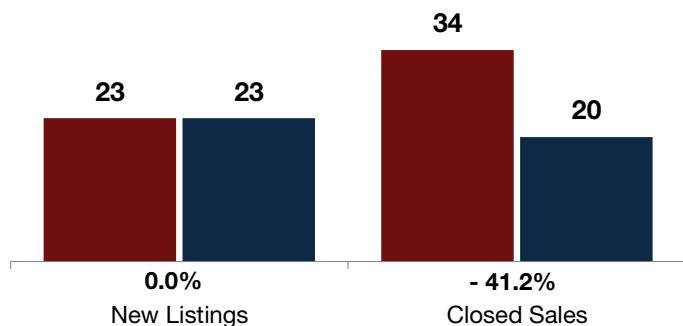
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

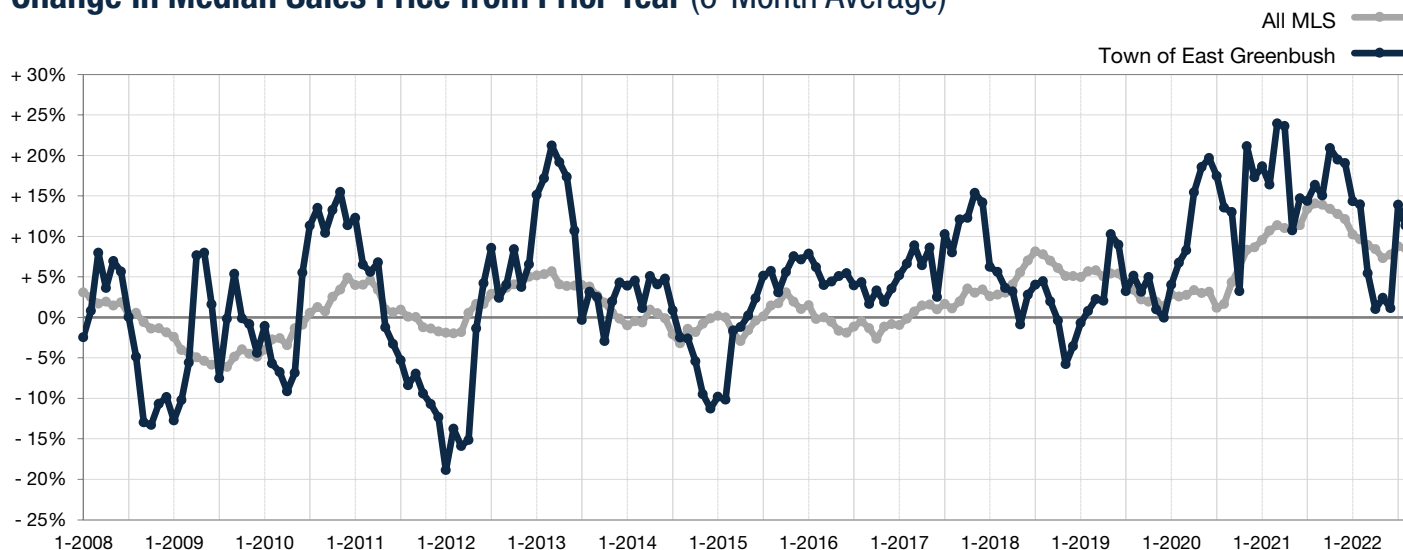
■ 2021 ■ 2022

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.