

Local Market Update – October 2022

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



Town of East Greenbush

- 21.7%

Change in
New Listings

- 34.8%

Change in
Closed Sales

+ 6.9%

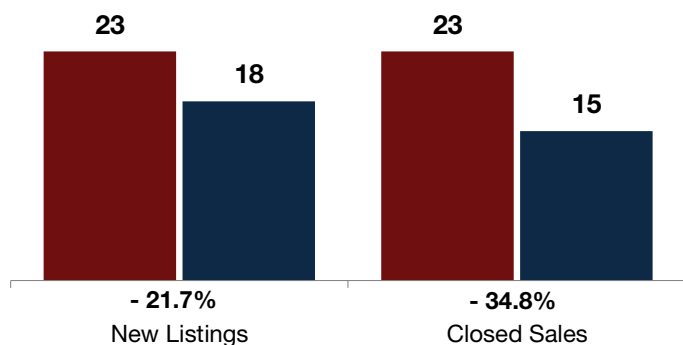
Change in
Median Sales Price

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	23	18	- 21.7%	273	230	- 15.8%
Closed Sales	23	15	- 34.8%	227	204	- 10.1%
Median Sales Price*	\$275,000	\$294,000	+ 6.9%	\$265,000	\$280,000	+ 5.7%
Percent of Original List Price Received*	100.0%	103.7%	+ 3.7%	100.4%	102.0%	+ 1.6%
Days on Market Until Sale	21	29	+ 39.5%	20	23	+ 15.9%
Inventory of Homes for Sale	43	22	- 48.8%	--	--	--
Months Supply of Inventory	1.9	1.1	- 40.9%	--	--	--

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

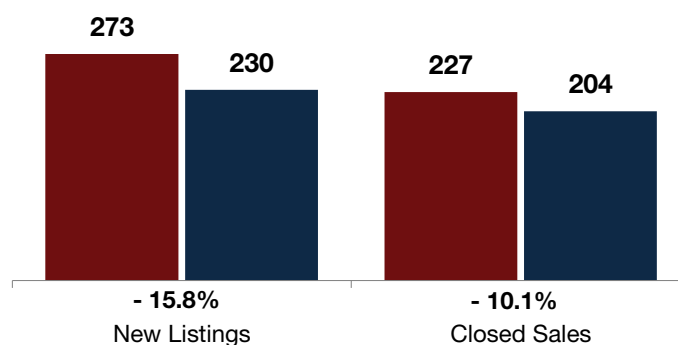
October

■ 2021 ■ 2022

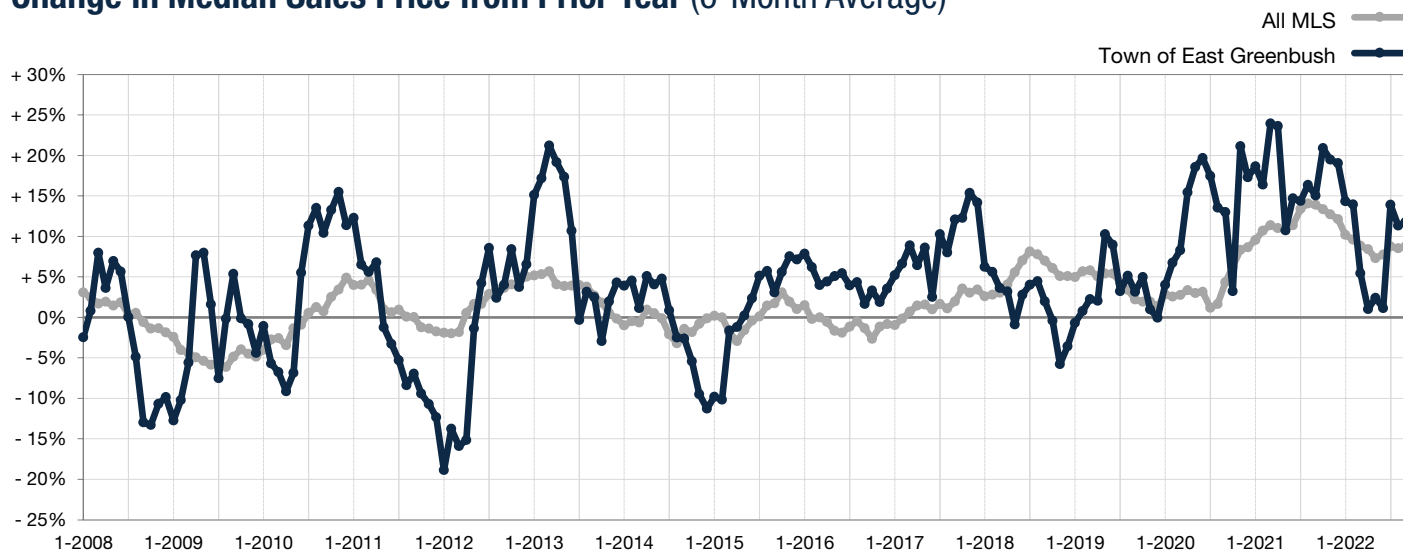


Year to Date

■ 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.