

Local Market Update – July 2019

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



Town of East Greenbush

- 16.7%

0.0%

+ 13.5%

Change in
New Listings

Change in
Closed Sales

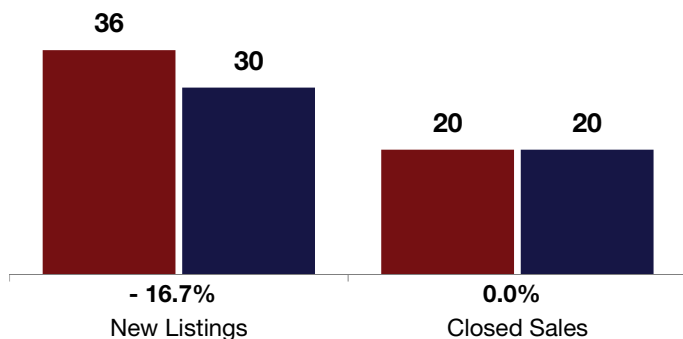
Change in
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	36	30	- 16.7%	205	201	- 2.0%
Closed Sales	20	20	0.0%	143	137	- 4.2%
Median Sales Price*	\$174,950	\$198,500	+ 13.5%	\$200,000	\$204,580	+ 2.3%
Percent of Original List Price Received*	97.2%	97.0%	- 0.2%	96.1%	95.6%	- 0.5%
Days on Market Until Sale	22	53	+ 139.5%	43	48	+ 12.7%
Inventory of Homes for Sale	74	78	+ 5.4%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 12.0%	--	--	--

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

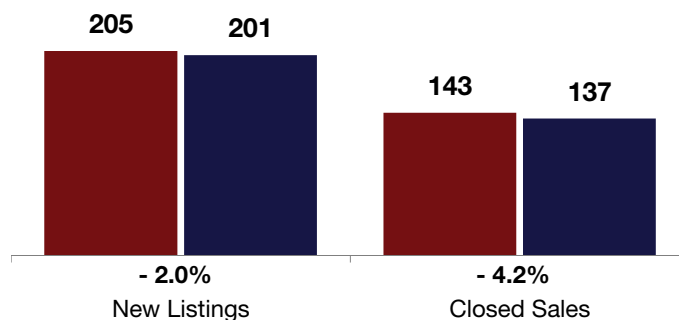
July

■ 2018 ■ 2019

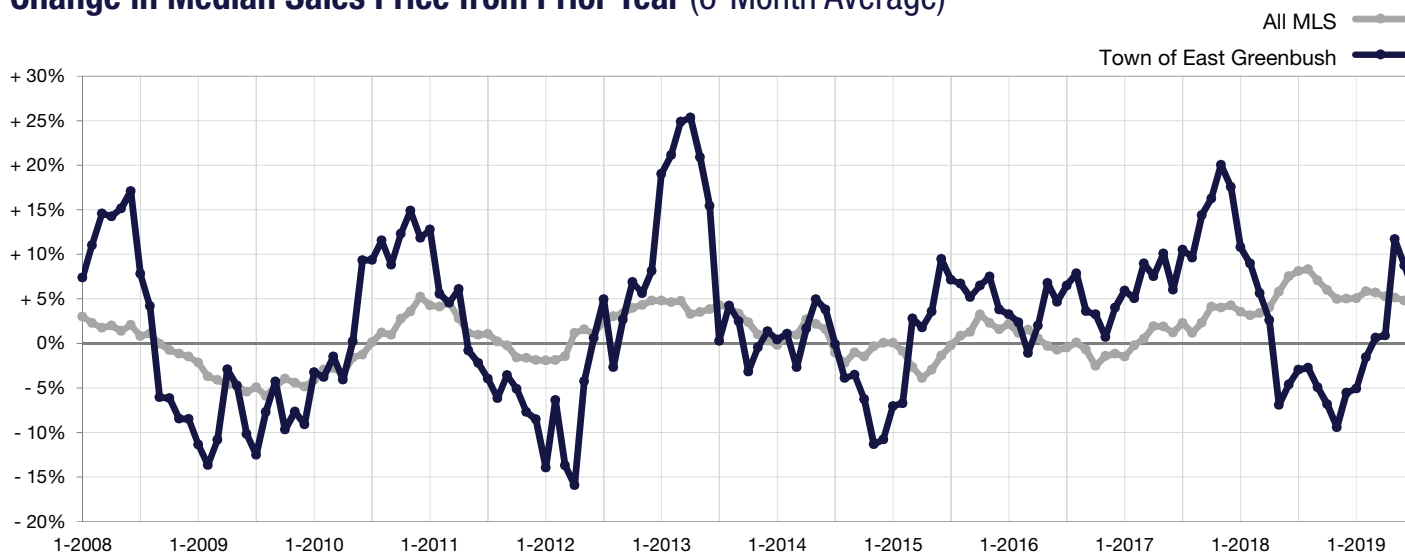


Year to Date

■ 2018 ■ 2019



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.