

Local Market Update – November 2022

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



Town of East Greenbush

- 60.0%

Change in
New Listings

- 14.3%

Change in
Closed Sales

+ 20.1%

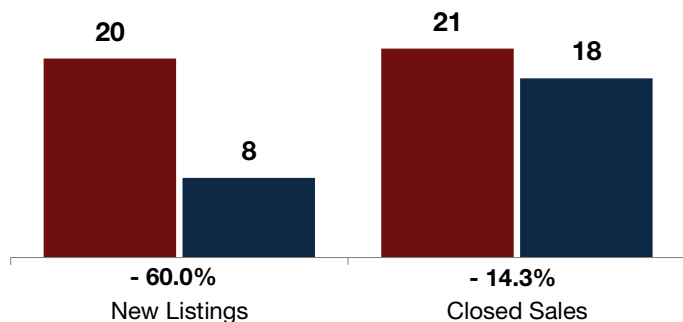
Change in
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	20	8	- 60.0%	293	238	- 18.8%
Closed Sales	21	18	- 14.3%	248	223	- 10.1%
Median Sales Price*	\$279,000	\$335,000	+ 20.1%	\$265,000	\$280,000	+ 5.7%
Percent of Original List Price Received*	100.9%	101.7%	+ 0.7%	100.4%	101.9%	+ 1.5%
Days on Market Until Sale	16	19	+ 18.1%	19	22	+ 15.9%
Inventory of Homes for Sale	29	10	- 65.5%	--	--	--
Months Supply of Inventory	1.3	0.5	- 59.6%	--	--	--

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

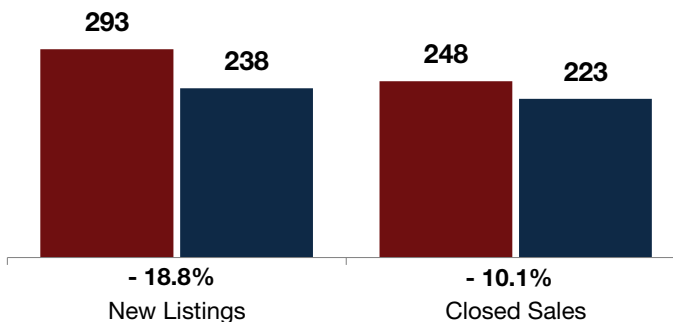
November

■ 2021 ■ 2022

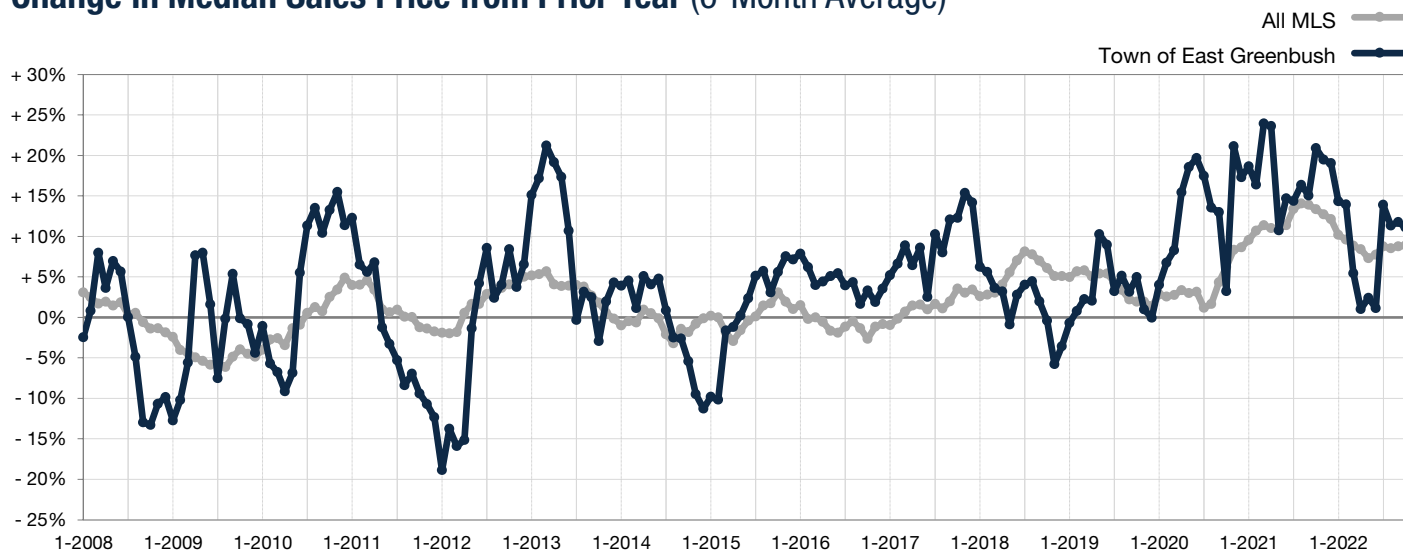


Year to Date

■ 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.