

Local Market Update – December 2022

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



Town of East Greenbush

- 7.7%

Change in
New Listings

- 18.2%

Change in
Closed Sales

+ 25.8%

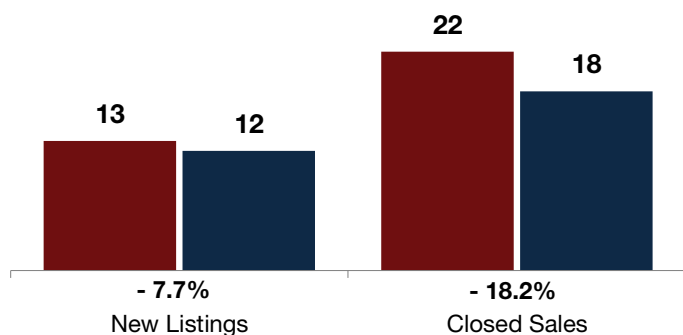
Change in
Median Sales Price

| | December | | | Year to Date | | |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| New Listings | 13 | 12 | - 7.7% | 306 | 250 | - 18.3% |
| Closed Sales | 22 | 18 | - 18.2% | 270 | 242 | - 10.4% |
| Median Sales Price* | \$240,900 | \$303,000 | + 25.8% | \$265,000 | \$281,250 | + 6.1% |
| Percent of Original List Price Received* | 100.6% | 98.7% | - 1.9% | 100.4% | 101.6% | + 1.2% |
| Days on Market Until Sale | 23 | 31 | + 36.3% | 20 | 23 | + 17.4% |
| Inventory of Homes for Sale | 26 | 16 | - 38.5% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.9 | - 23.6% | -- | -- | -- |

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

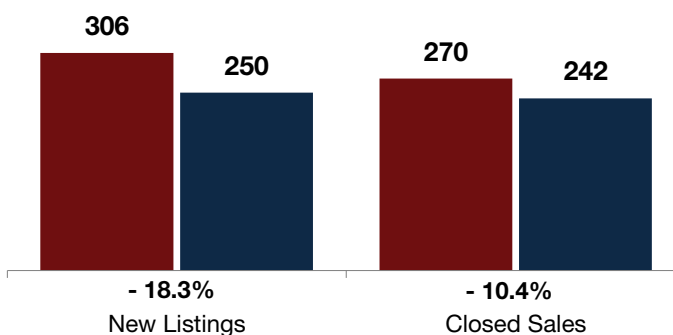
December

■ 2021 ■ 2022

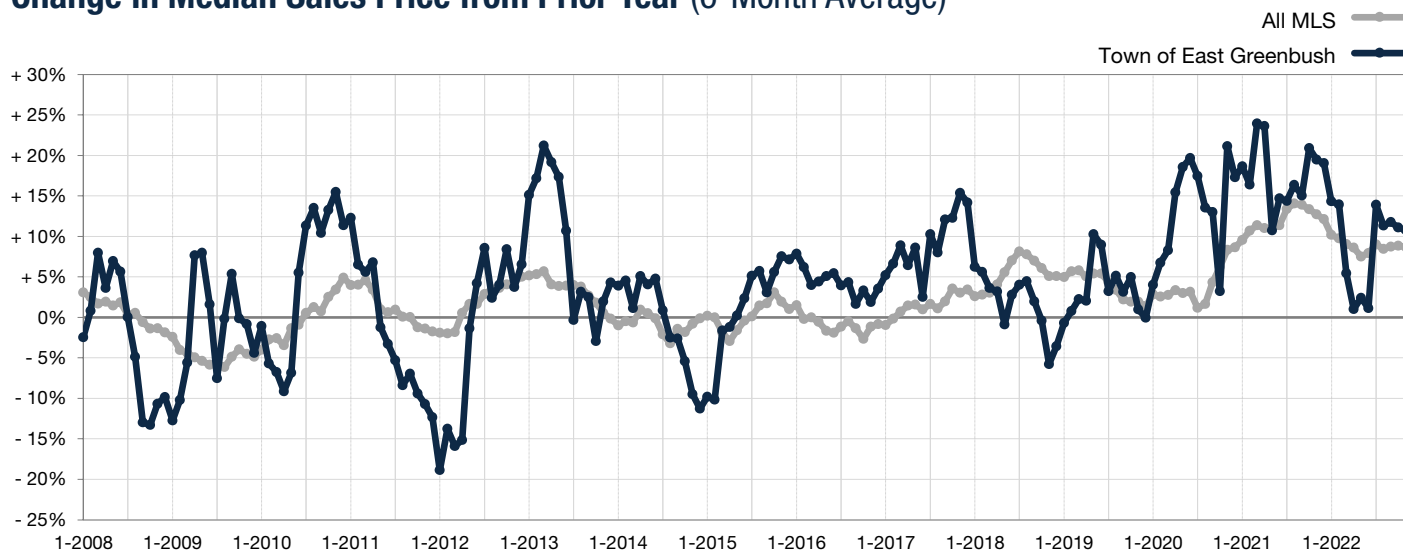


Year to Date

■ 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.