

Local Market Update – January 2023

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



Town of East Greenbush

- 40.0%

Change in
New Listings

- 62.5%

Change in
Closed Sales

+ 5.7%

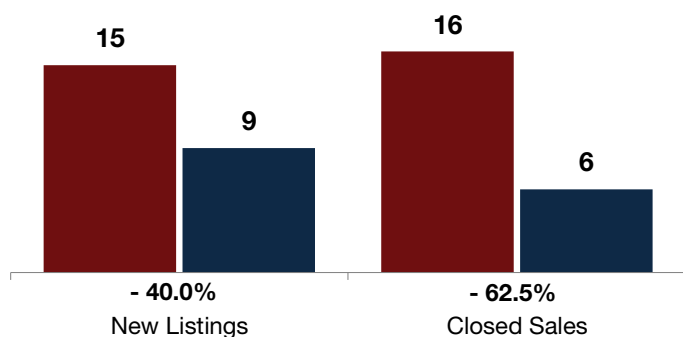
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	9	- 40.0%	15	9	- 40.0%
Closed Sales	16	6	- 62.5%	16	6	- 62.5%
Median Sales Price*	\$277,500	\$293,250	+ 5.7%	\$277,500	\$293,250	+ 5.7%
Percent of Original List Price Received*	96.6%	95.7%	- 0.9%	96.6%	95.7%	- 0.9%
Days on Market Until Sale	41	22	- 47.1%	41	22	- 47.1%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 31.4%	--	--	--

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

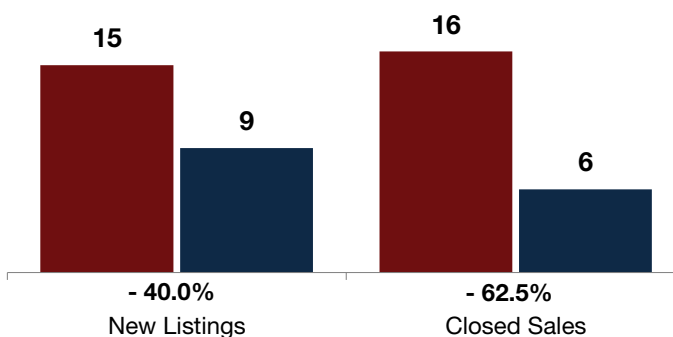
January

■ 2022 ■ 2023

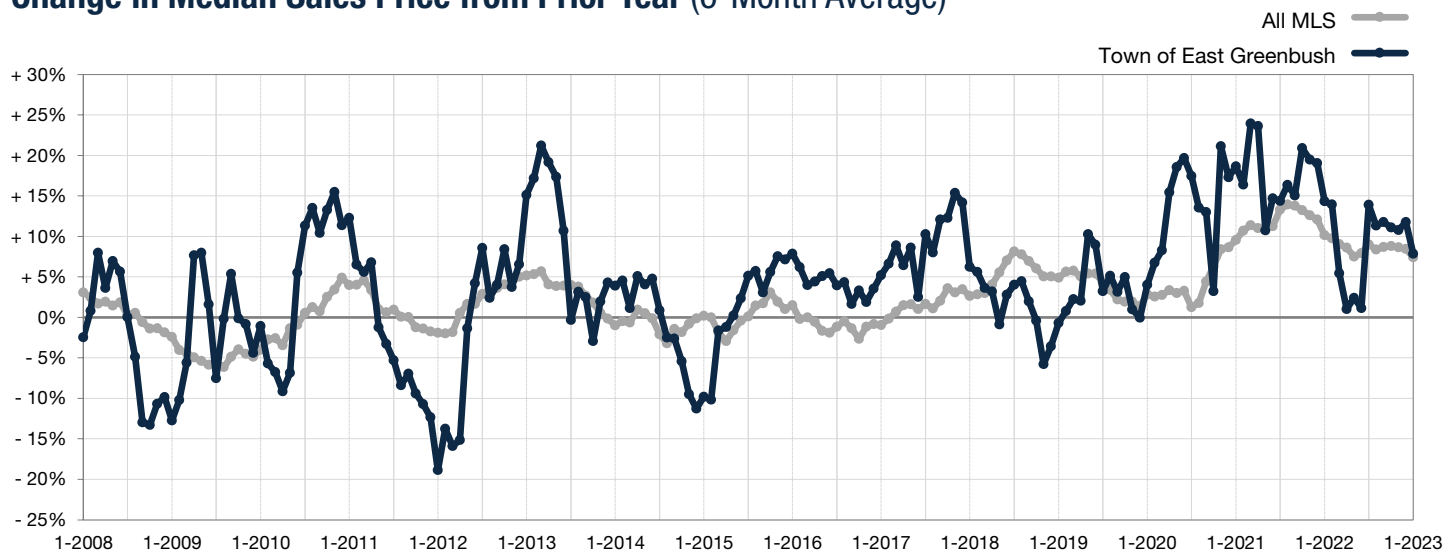


Year to Date

■ 2022 ■ 2023



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.