

Local Market Update – February 2023

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



Town of East Greenbush

- 40.0%

Change in
New Listings

- 50.0%

Change in
Closed Sales

- 9.1%

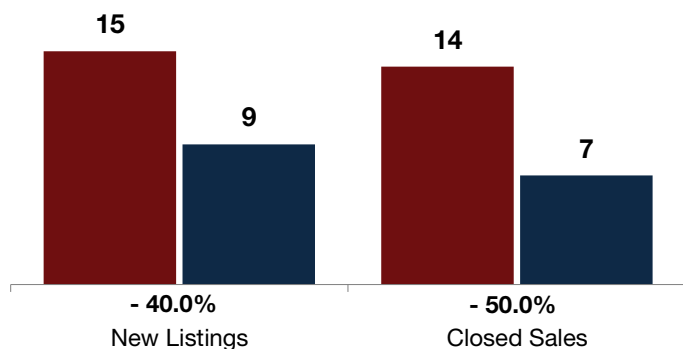
Change in
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	9	- 40.0%	30	18	- 40.0%
Closed Sales	14	7	- 50.0%	30	13	- 56.7%
Median Sales Price*	\$247,500	\$225,000	- 9.1%	\$271,500	\$225,000	- 17.1%
Percent of Original List Price Received*	96.6%	95.6%	- 1.0%	96.6%	95.7%	- 0.9%
Days on Market Until Sale	25	10	- 61.6%	34	15	- 54.7%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	0.9	0.8	- 13.1%	--	--	--

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

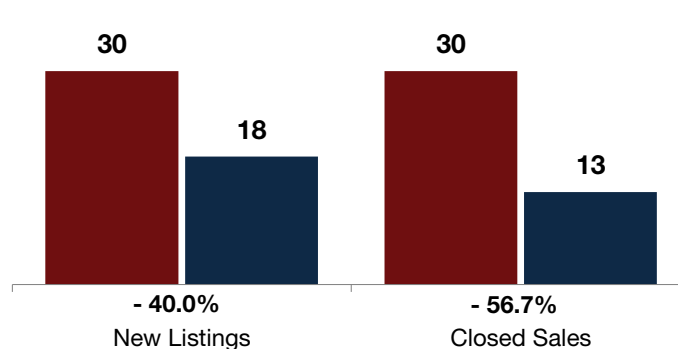
February

■ 2022 ■ 2023

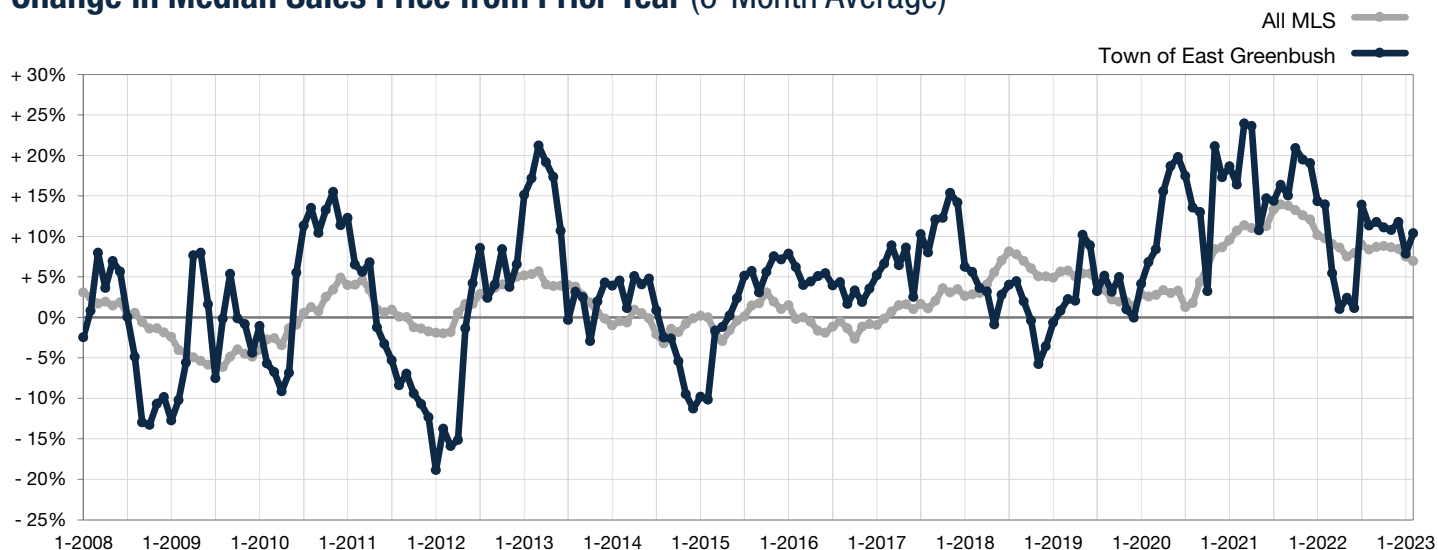


Year to Date

■ 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.