

# Local Market Update – March 2023

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



## Town of East Greenbush

**- 25.0%**

**+ 7.7%**

**- 4.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	15	- 25.0%	50	33	- 34.0%
Closed Sales	13	14	+ 7.7%	43	27	- 37.2%
Median Sales Price*	\$362,077	<b>\$345,000</b>	- 4.7%	\$280,000	<b>\$295,000</b>	+ 5.4%
Percent of Original List Price Received*	101.5%	<b>98.1%</b>	- 3.3%	98.1%	<b>96.9%</b>	- 1.1%
Days on Market Until Sale	39	<b>30</b>	- 21.6%	35	<b>23</b>	- 34.4%
Inventory of Homes for Sale	17	<b>13</b>	- 23.5%	--	--	--
Months Supply of Inventory	0.8	<b>0.8</b>	+ 0.8%	--	--	--

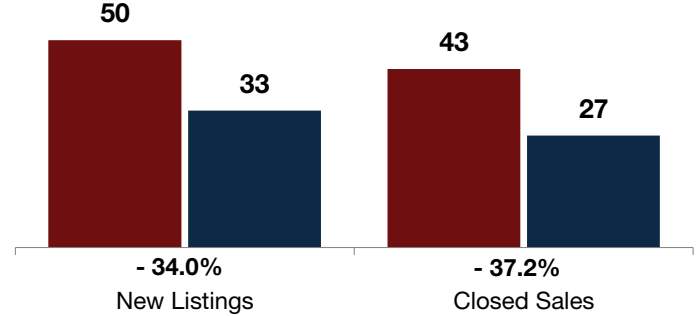
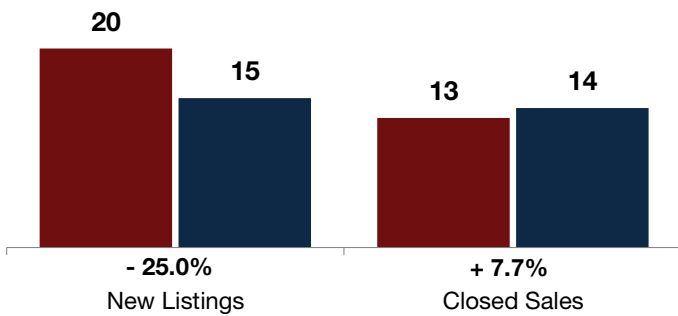
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

■ 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.