

Local Market Update – April 2023

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



Town of East Greenbush

- 54.8%

Change in
New Listings

- 46.2%

Change in
Closed Sales

- 3.2%

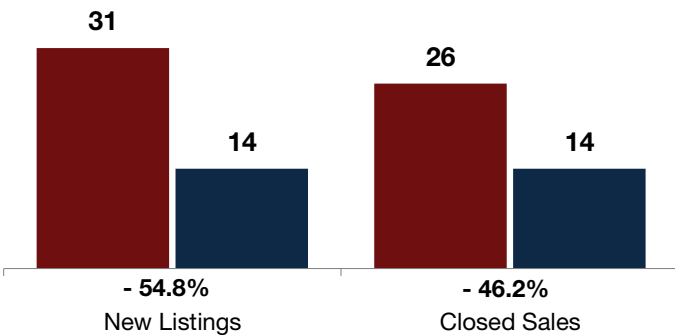
Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	31	14	- 54.8%	81	47	- 42.0%
Closed Sales	26	14	- 46.2%	69	41	- 40.6%
Median Sales Price*	\$252,500	\$244,500	- 3.2%	\$273,000	\$280,000	+ 2.6%
Percent of Original List Price Received*	102.2%	95.2%	- 6.8%	99.6%	96.3%	- 3.3%
Days on Market Until Sale	34	21	- 37.8%	35	22	- 35.5%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	0.9	0.5	- 43.9%	--	--	--

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

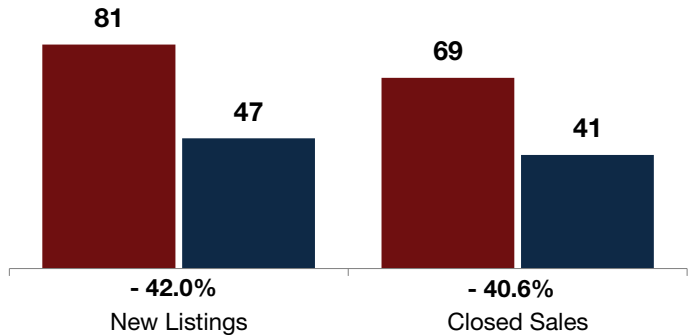
April

■ 2022 ■ 2023

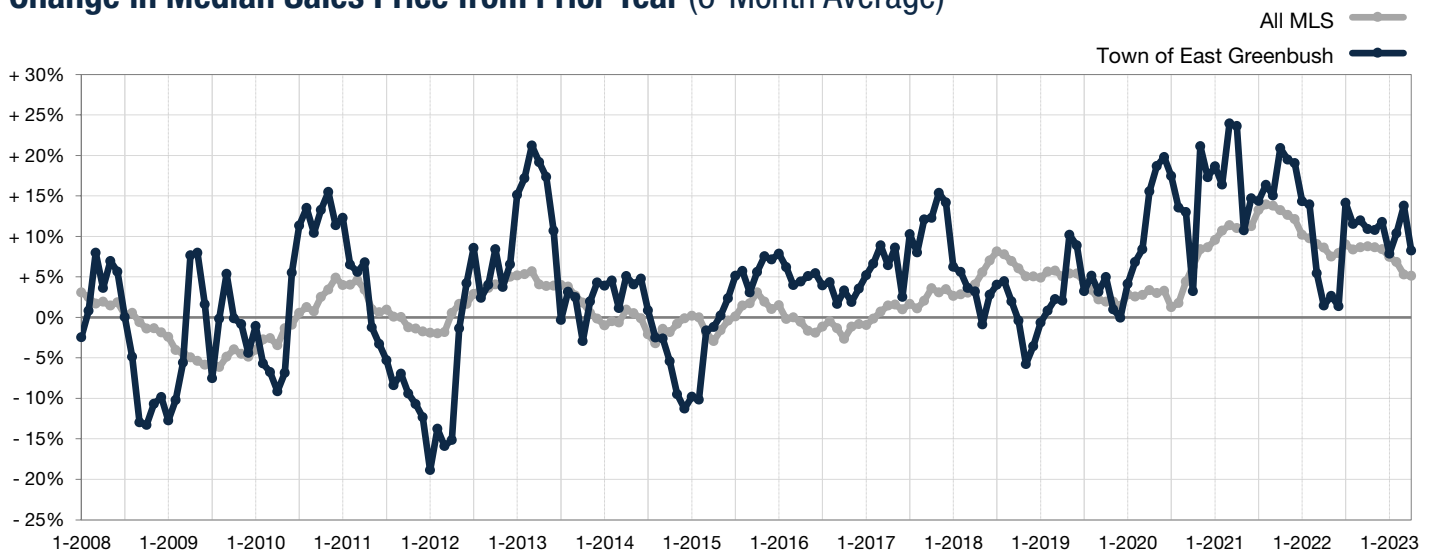


Year to Date

■ 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.