

# Local Market Update – May 2023

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



## Town of East Greenbush

**- 25.8%**

**- 47.1%**

**- 2.4%**

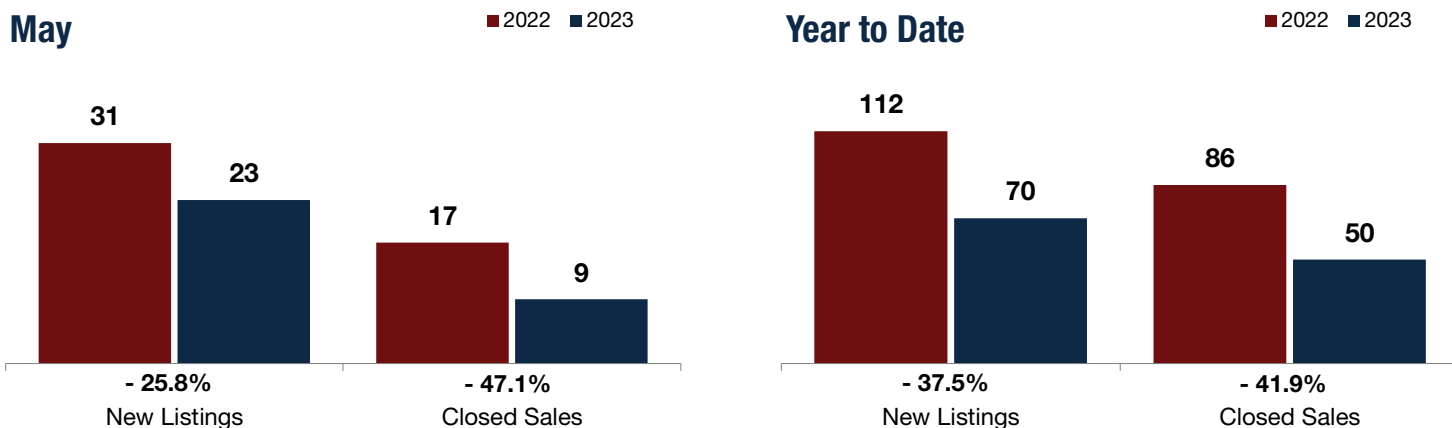
Change in  
New Listings

Change in  
Closed Sales

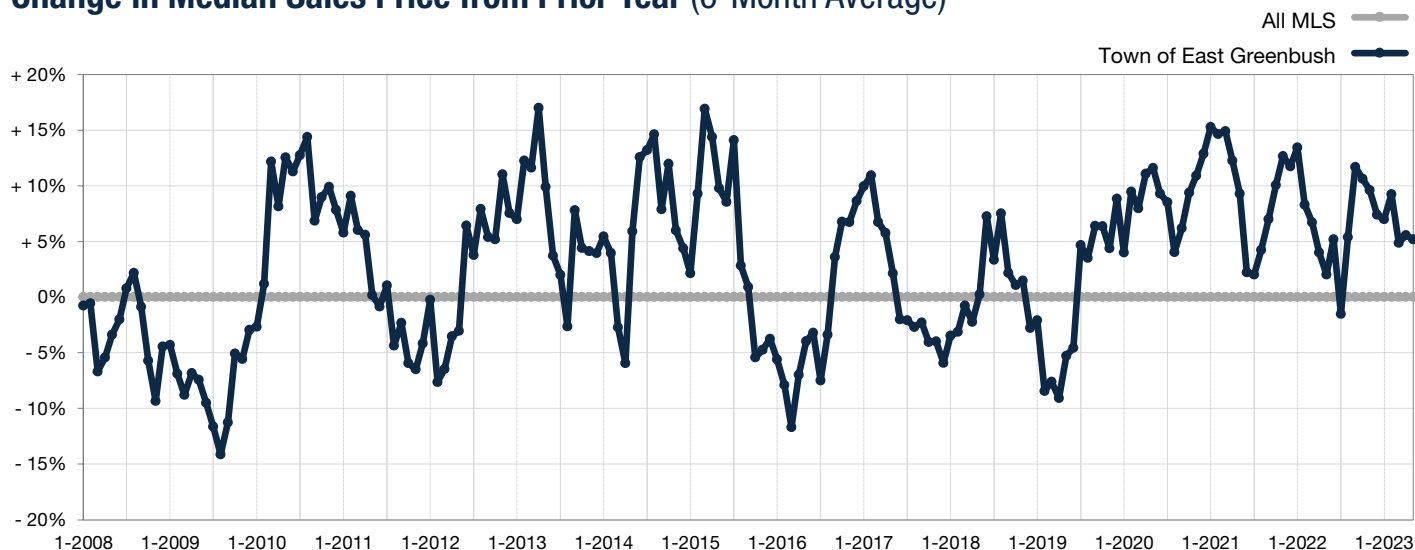
Change in  
Median Sales Price

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	31	23	- 25.8%	112	70	- 37.5%
Closed Sales	17	9	- 47.1%	86	50	- 41.9%
Median Sales Price*	\$307,500	<b>\$300,000</b>	- 2.4%	\$277,500	<b>\$287,500</b>	+ 3.6%
Percent of Original List Price Received*	102.0%	<b>104.8%</b>	+ 2.7%	100.1%	<b>97.9%</b>	- 2.2%
Days on Market Until Sale	8	<b>11</b>	+ 38.4%	29	<b>20</b>	- 30.9%
Inventory of Homes for Sale	17	<b>12</b>	- 29.4%	--	--	--
Months Supply of Inventory	0.8	<b>0.8</b>	+ 4.1%	--	--	--

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



### 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.