

# Local Market Update – June 2023

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



## Town of East Greenbush

**- 52.5%**

Change in  
New Listings

**- 63.9%**

Change in  
Closed Sales

**+ 3.3%**

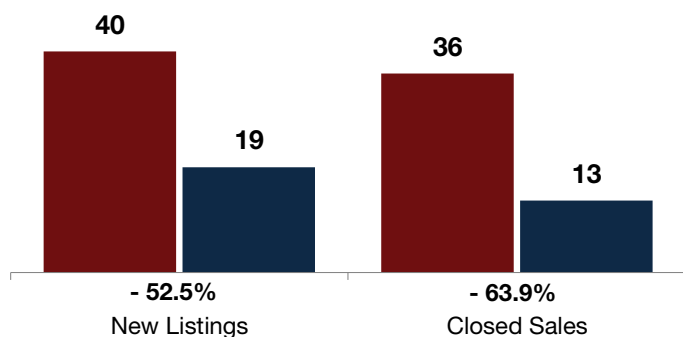
Change in  
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	40	19	- 52.5%	152	89	- 41.4%
Closed Sales	36	13	- 63.9%	122	63	- 48.4%
Median Sales Price*	\$305,000	<b>\$315,000</b>	+ 3.3%	\$281,250	<b>\$295,000</b>	+ 4.9%
Percent of Original List Price Received*	104.0%	<b>104.9%</b>	+ 0.9%	101.3%	<b>99.3%</b>	- 1.9%
Days on Market Until Sale	19	<b>20</b>	+ 5.6%	26	<b>20</b>	- 23.1%
Inventory of Homes for Sale	27	<b>16</b>	- 40.7%	--	--	--
Months Supply of Inventory	1.2	<b>1.1</b>	- 9.2%	--	--	--

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

### June

■ 2022 ■ 2023

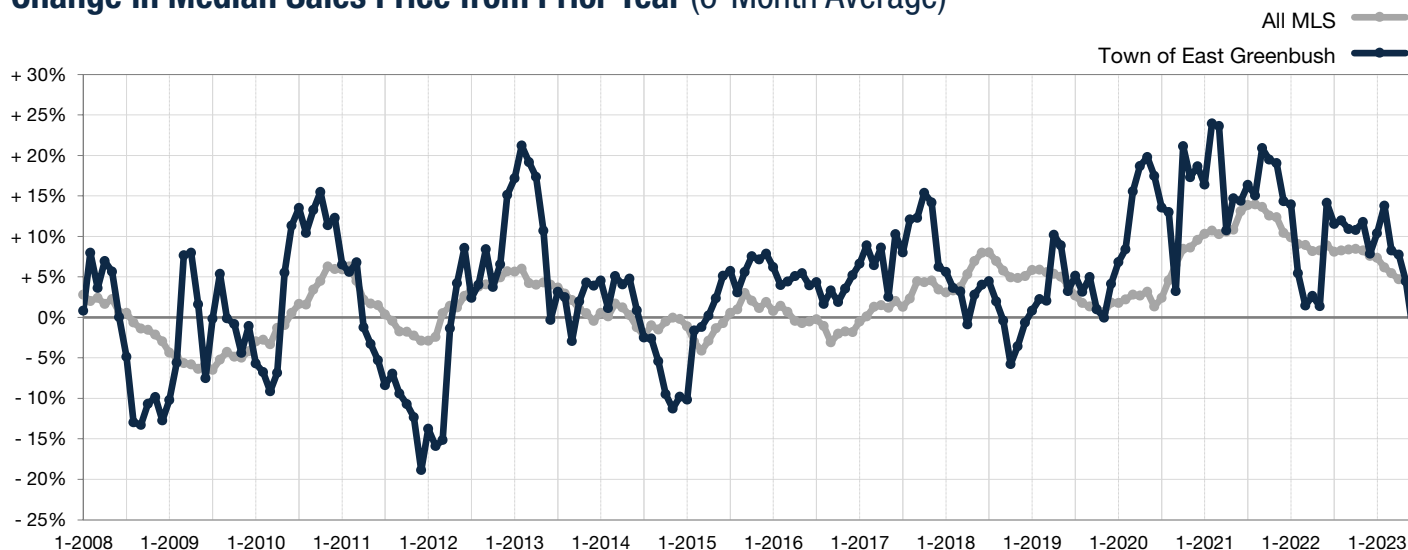


### Year to Date

■ 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.