

Local Market Update – July 2023

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



Town of East Greenbush

- 12.5%

Change in
New Listings

- 19.0%

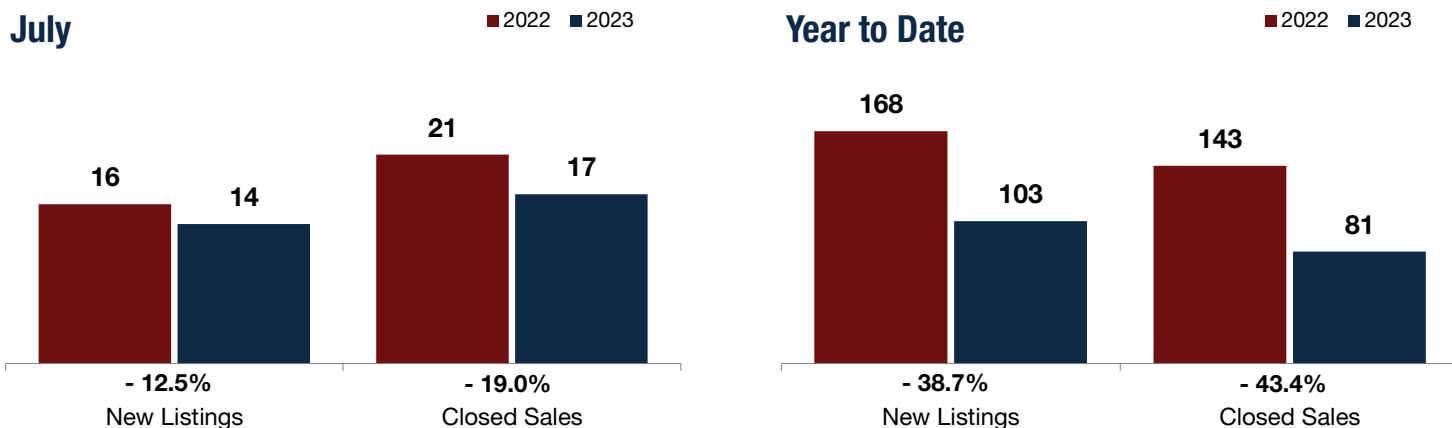
Change in
Closed Sales

+ 2.0%

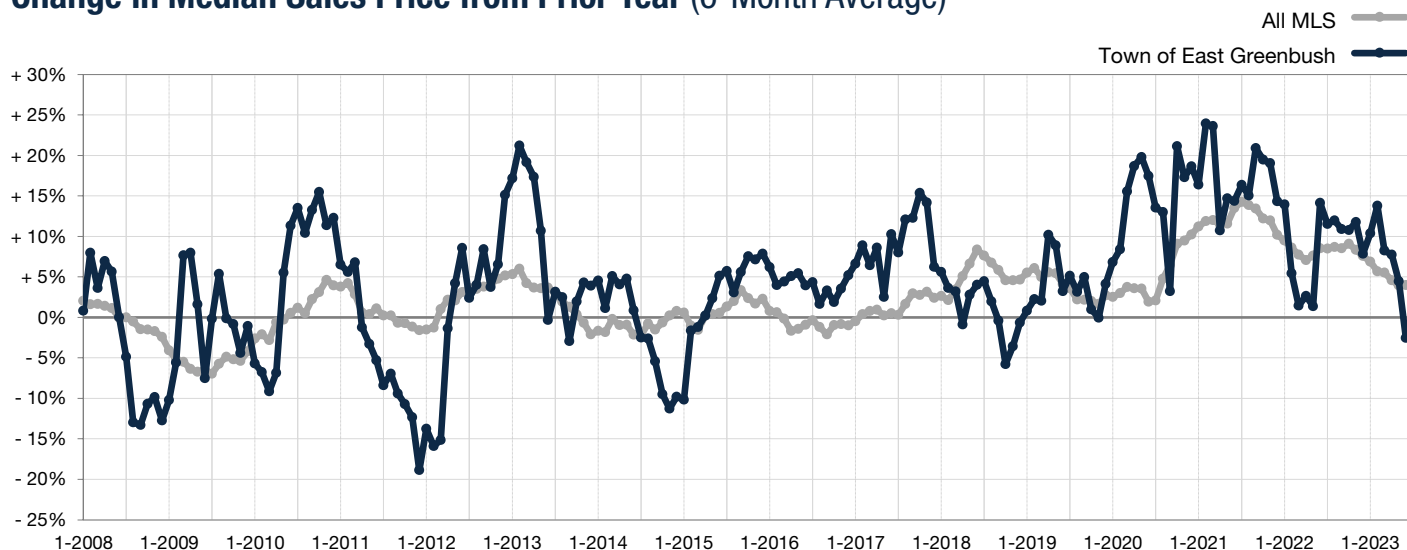
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	16	14	- 12.5%	168	103	- 38.7%
Closed Sales	21	17	- 19.0%	143	81	- 43.4%
Median Sales Price*	\$250,000	\$255,000	+ 2.0%	\$275,000	\$280,000	+ 1.8%
Percent of Original List Price Received*	104.5%	103.1%	- 1.3%	101.7%	100.1%	- 1.6%
Days on Market Until Sale	8	12	+ 45.9%	24	18	- 22.8%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.7%	--	--	--

* 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.