

Local Market Update – August 2023

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



Town of East Greenbush

- 9.5%

Change in
New Listings

- 42.3%

Change in
Closed Sales

+ 17.4%

Change in
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	21	19	- 9.5%	189	127	- 32.8%
Closed Sales	26	15	- 42.3%	169	97	- 42.6%
Median Sales Price*	\$273,975	\$321,750	+ 17.4%	\$275,000	\$291,013	+ 5.8%
Percent of Original List Price Received*	101.9%	107.8%	+ 5.8%	101.8%	101.4%	- 0.3%
Days on Market Until Sale	18	7	- 61.6%	23	16	- 28.3%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 46.0%	--	--	--

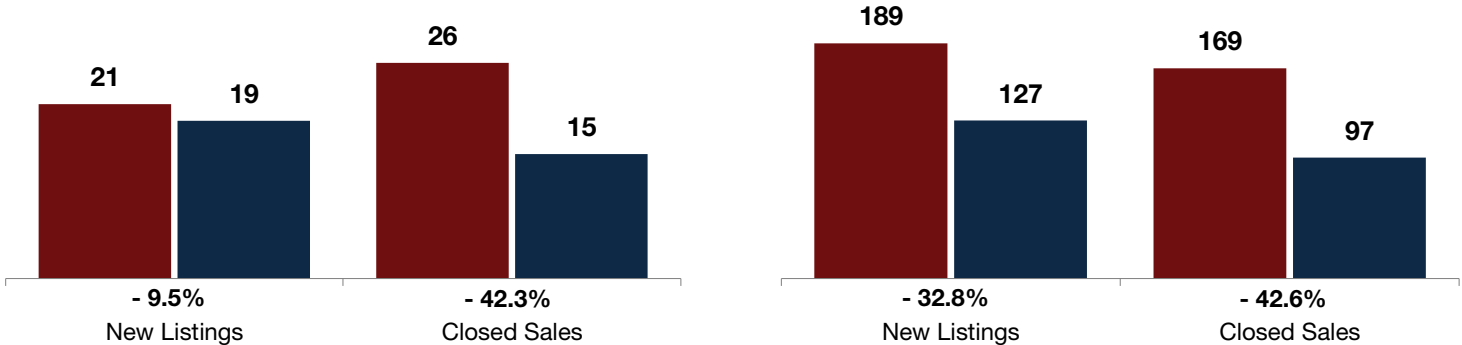
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

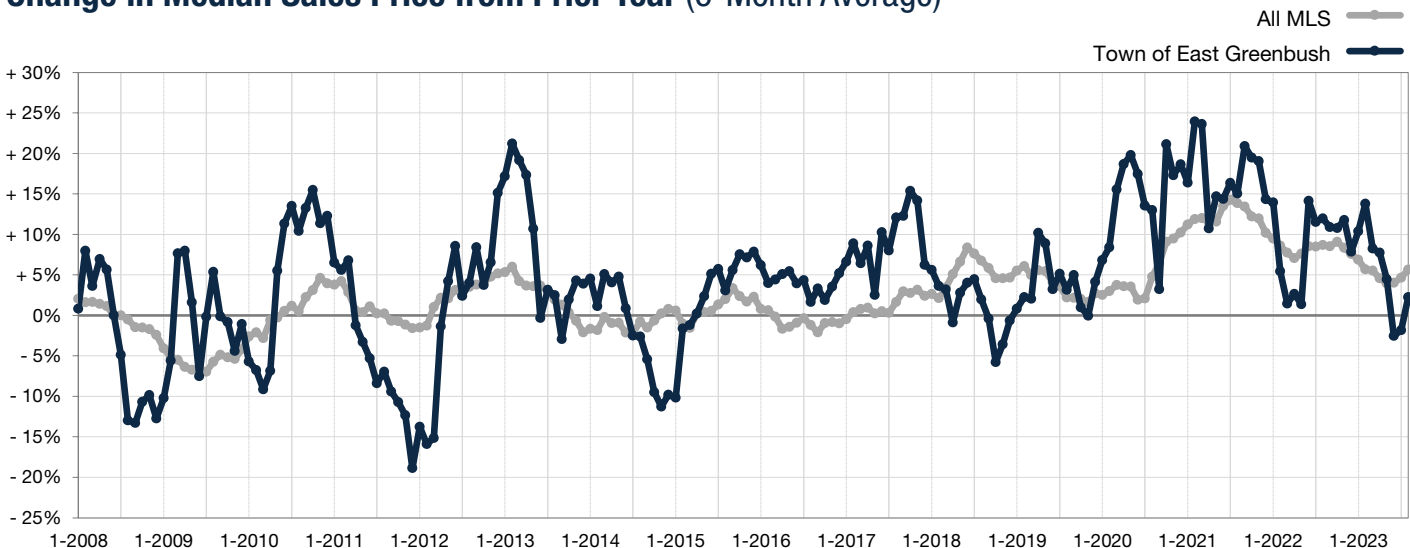
■ 2022 ■ 2023

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.