

Local Market Update – August 2019

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



Town of East Greenbush

+ 60.0%

- 26.7%

- 1.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	25	40	+ 60.0%	230	242	+ 5.2%
Closed Sales	30	22	- 26.7%	173	159	- 8.1%
Median Sales Price*	\$214,840	\$212,500	- 1.1%	\$204,000	\$207,900	+ 1.9%
Percent of Original List Price Received*	95.8%	97.7%	+ 2.0%	96.0%	95.9%	- 0.2%
Days on Market Until Sale	45	37	- 17.9%	43	47	+ 8.1%
Inventory of Homes for Sale	71	82	+ 15.5%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 20.9%	--	--	--

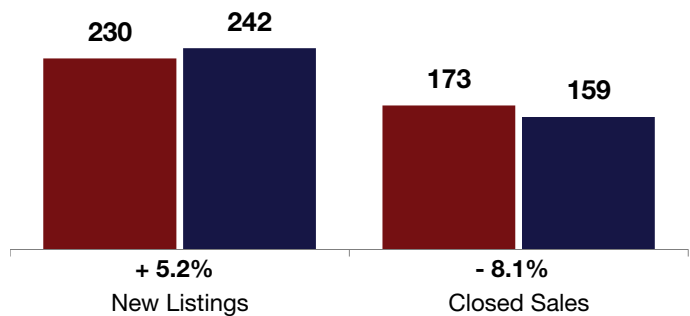
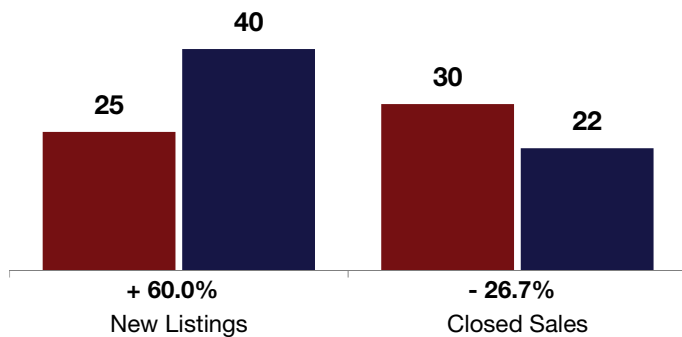
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.