

Local Market Update – September 2023

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



Town of East Greenbush

- 26.1%

Change in
New Listings

- 30.0%

Change in
Closed Sales

- 10.4%

Change in
Median Sales Price

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	17	- 26.1%	212	145	- 31.6%
Closed Sales	20	14	- 30.0%	189	112	- 40.7%
Median Sales Price*	\$347,500	\$311,200	- 10.4%	\$280,000	\$295,000	+ 5.4%
Percent of Original List Price Received*	102.4%	101.6%	- 0.8%	101.8%	101.5%	- 0.3%
Days on Market Until Sale	18	13	- 29.7%	22	16	- 28.3%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 37.8%	--	--	--

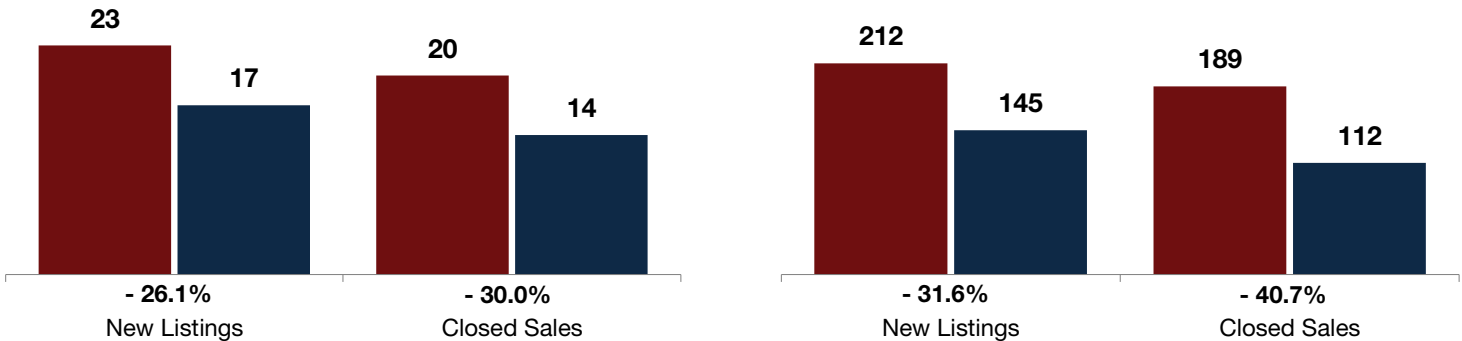
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

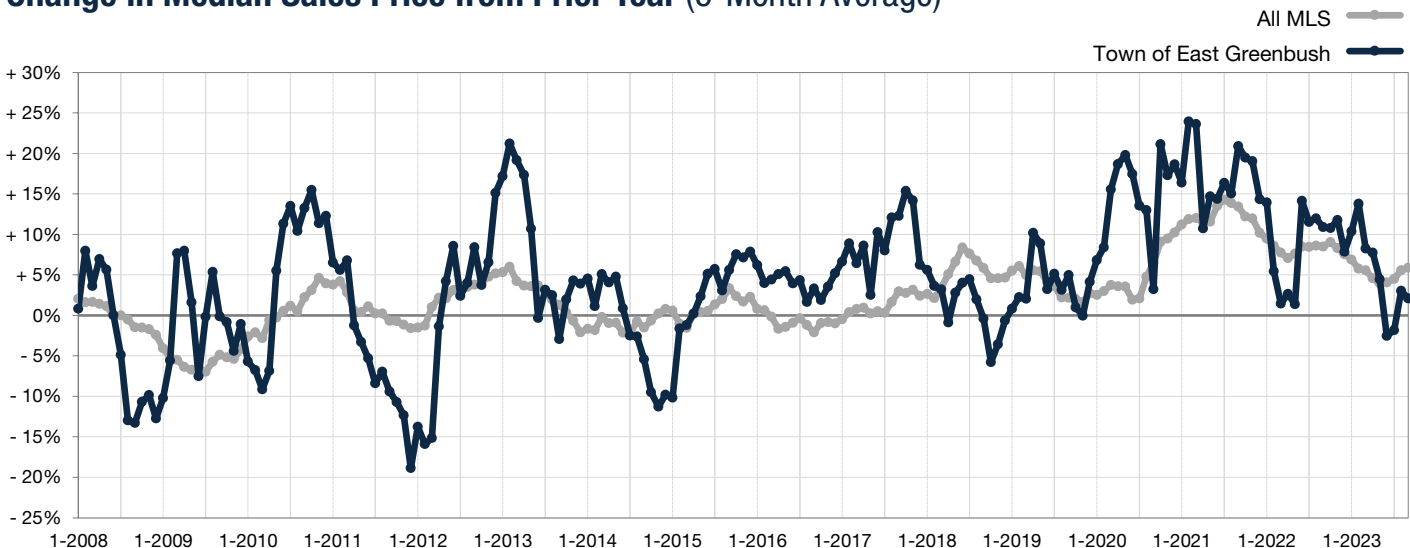
■ 2022 ■ 2023

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.