

Local Market Update – October 2023

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



Town of East Greenbush

- 5.6%

Change in
New Listings

- 12.5%

Change in
Closed Sales

- 6.1%

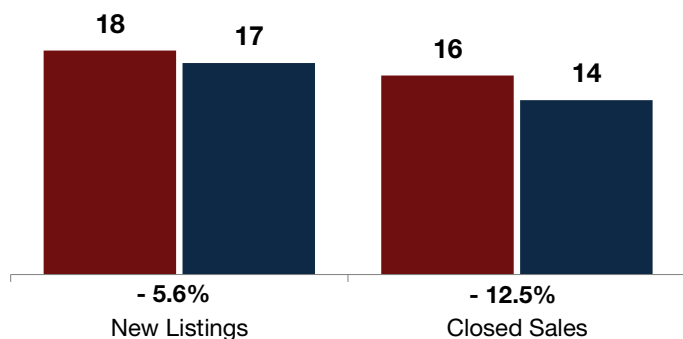
Change in
Median Sales Price

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	18	17	- 5.6%	230	162	- 29.6%
Closed Sales	16	14	- 12.5%	205	127	- 38.0%
Median Sales Price*	\$277,000	\$260,000	- 6.1%	\$280,000	\$295,000	+ 5.4%
Percent of Original List Price Received*	103.4%	97.9%	- 5.4%	102.0%	101.1%	- 0.9%
Days on Market Until Sale	28	23	- 15.8%	23	17	- 26.6%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

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

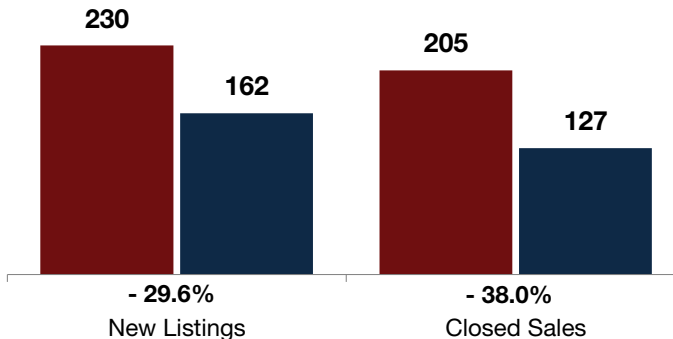
October

■ 2022 ■ 2023

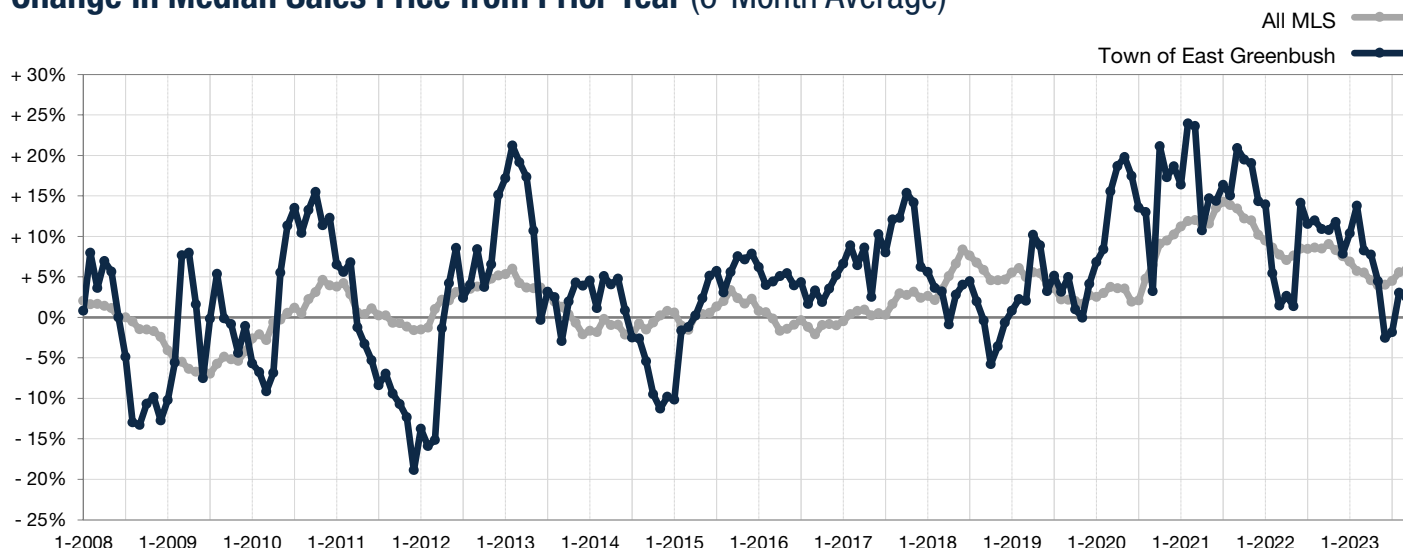


Year to Date

■ 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.