

# Local Market Update – November 2023

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



## Town of East Greenbush

**+ 50.0%**

**- 21.1%**

**- 3.1%**

Change in  
New Listings

Change in  
Closed Sales

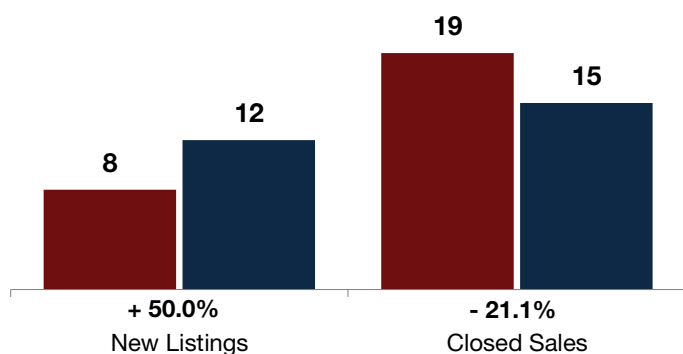
Change in  
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	12	+ 50.0%	238	174	- 26.9%
Closed Sales	19	15	- 21.1%	224	143	- 36.2%
Median Sales Price*	\$320,000	<b>\$310,000</b>	- 3.1%	\$280,000	<b>\$295,000</b>	+ 5.4%
Percent of Original List Price Received*	100.9%	<b>103.0%</b>	+ 2.1%	101.9%	<b>101.3%</b>	- 0.6%
Days on Market Until Sale	18	<b>19</b>	+ 5.0%	22	<b>17</b>	- 24.5%
Inventory of Homes for Sale	15	<b>16</b>	+ 6.7%	--	--	--
Months Supply of Inventory	0.8	<b>1.2</b>	+ 49.1%	--	--	--

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

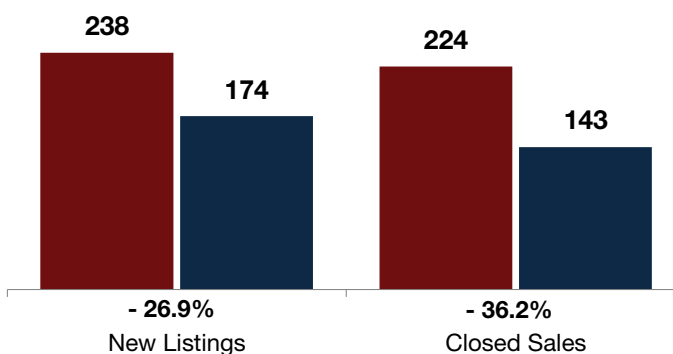
### November

■ 2022 ■ 2023

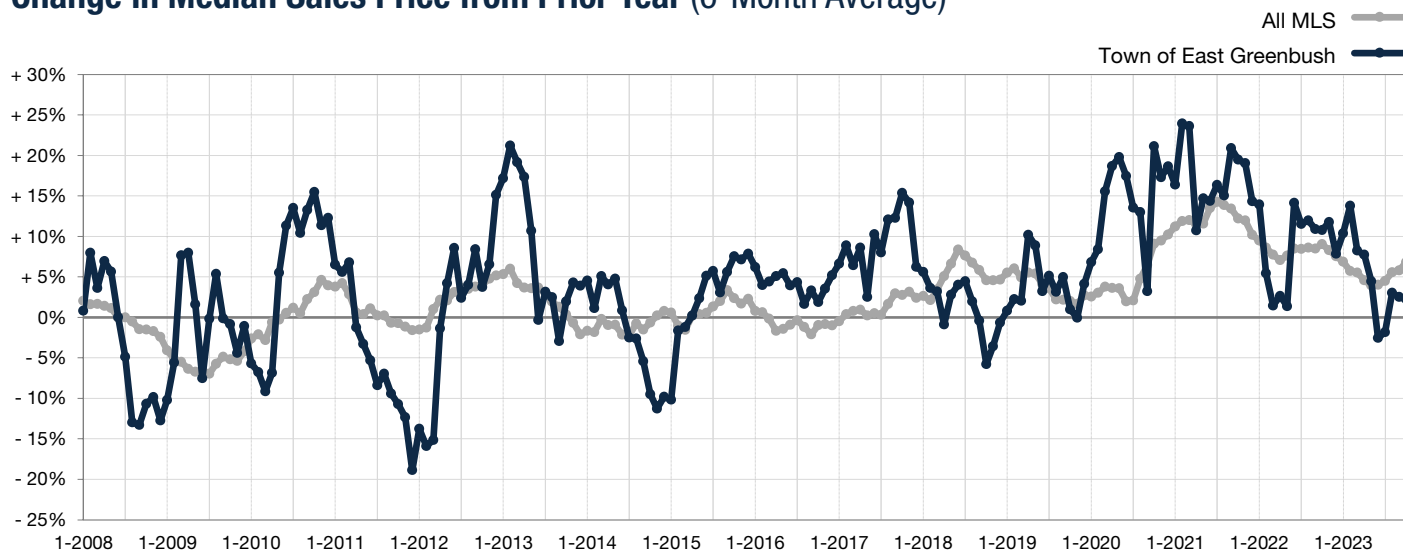


### Year to Date

■ 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.