

Local Market Update – December 2023

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



Town of East Greenbush

- 16.7%

Change in
New Listings

- 16.7%

Change in
Closed Sales

+ 4.0%

Change in
Median Sales Price

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	10	- 16.7%	250	184	- 26.4%
Closed Sales	18	15	- 16.7%	242	158	- 34.7%
Median Sales Price*	\$303,000	\$315,000	+ 4.0%	\$281,250	\$297,450	+ 5.8%
Percent of Original List Price Received*	98.7%	100.0%	+ 1.3%	101.6%	101.2%	- 0.4%
Days on Market Until Sale	31	15	- 50.8%	23	17	- 27.3%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 17.8%	--	--	--

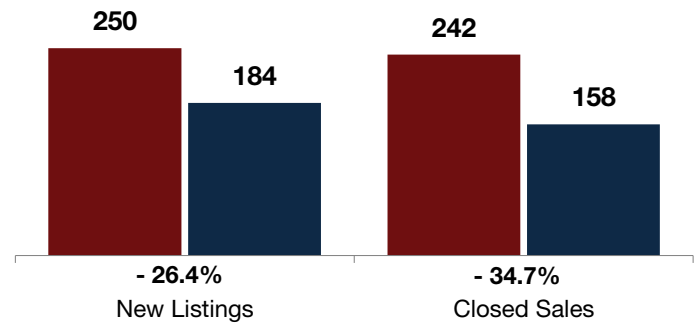
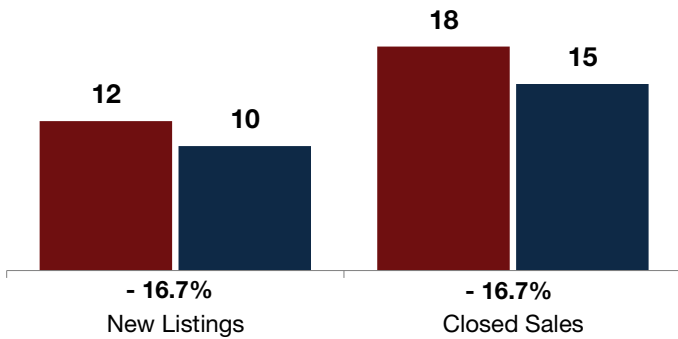
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

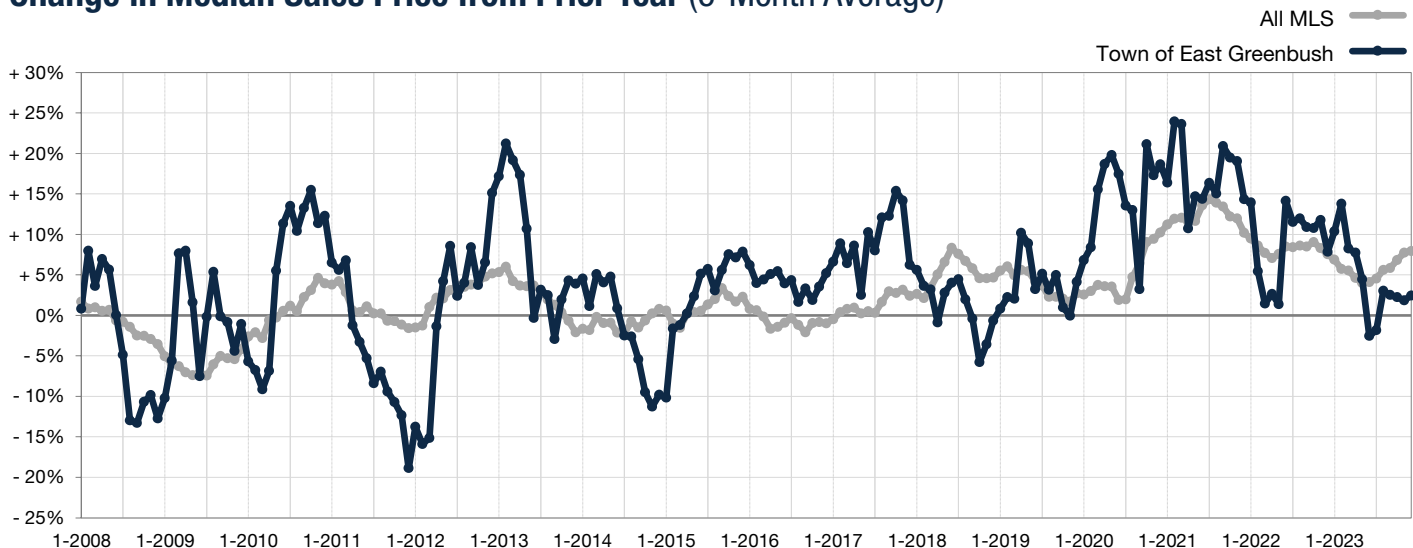
■ 2022 ■ 2023

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.