

Local Market Update – January 2024

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



Town of East Greenbush

+ 33.3%

Change in
New Listings

+ 83.3%

Change in
Closed Sales

+ 26.2%

Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	9	12	+ 33.3%	9	12	+ 33.3%
Closed Sales	6	11	+ 83.3%	6	11	+ 83.3%
Median Sales Price*	\$293,250	\$370,000	+ 26.2%	\$293,250	\$370,000	+ 26.2%
Percent of Original List Price Received*	95.7%	103.3%	+ 7.9%	95.7%	103.3%	+ 7.9%
Days on Market Until Sale	22	30	+ 36.2%	22	30	+ 36.2%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 47.9%	--	--	--

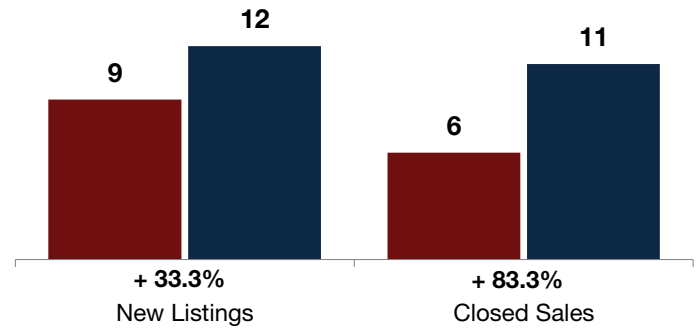
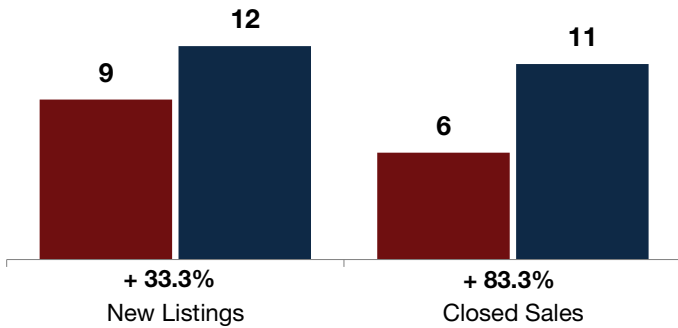
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

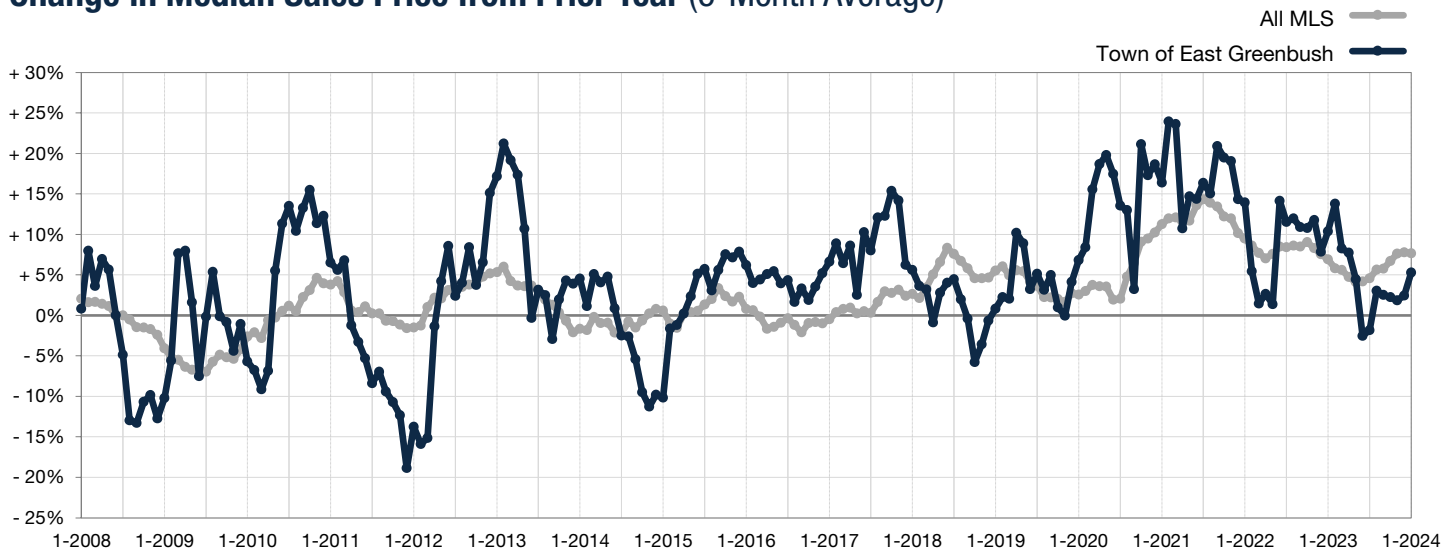
■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



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.