

Local Market Update – February 2024

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



Town of East Greenbush

- 11.1%

+ 57.1%

+ 26.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

| | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| New Listings | 9 | 8 | - 11.1% | 18 | 21 | + 16.7% |
| Closed Sales | 7 | 11 | + 57.1% | 13 | 22 | + 69.2% |
| Median Sales Price* | \$225,000 | \$285,000 | + 26.7% | \$225,000 | \$290,500 | + 29.1% |
| Percent of Original List Price Received* | 95.6% | 98.1% | + 2.6% | 95.7% | 100.7% | + 5.3% |
| Days on Market Until Sale | 10 | 11 | + 17.8% | 15 | 21 | + 34.6% |
| Inventory of Homes for Sale | 13 | 13 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.0 | + 27.0% | -- | -- | -- |

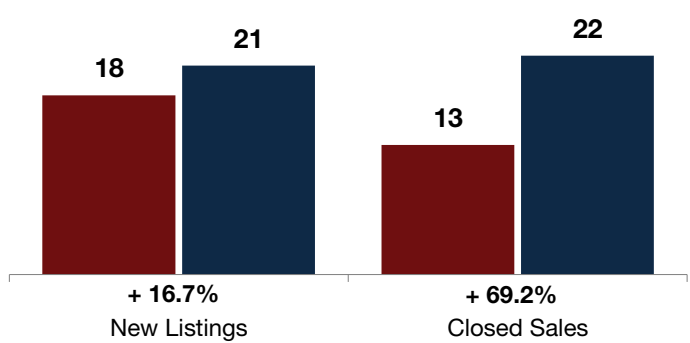
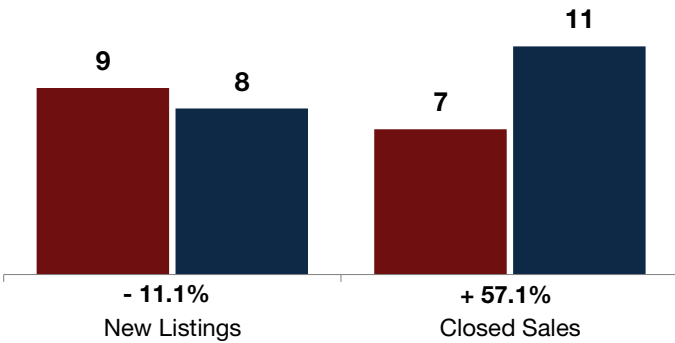
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

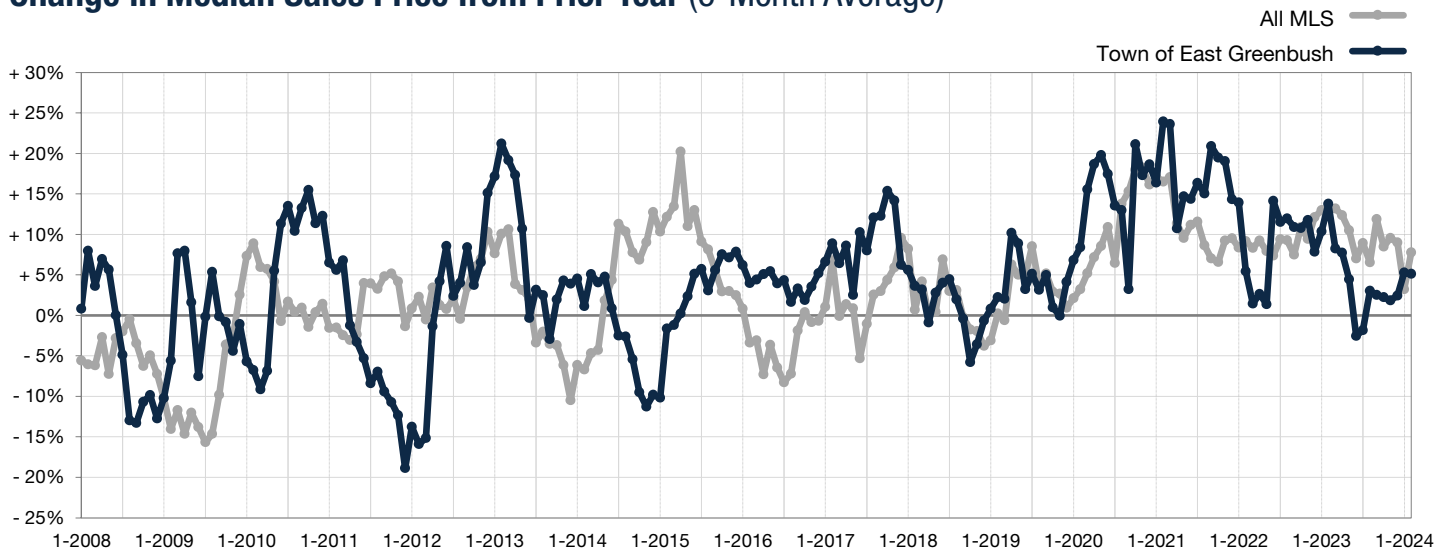
■ 2023 ■ 2024

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.