

Local Market Update – March 2024

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



Town of East Greenbush

- 62.5%

Change in
New Listings

+ 7.1%

Change in
Closed Sales

- 19.7%

Change in
Median Sales Price

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	6	- 62.5%	34	28	- 17.6%
Closed Sales	14	15	+ 7.1%	27	37	+ 37.0%
Median Sales Price*	\$345,000	\$277,000	- 19.7%	\$295,000	\$289,900	- 1.7%
Percent of Original List Price Received*	98.1%	96.4%	- 1.8%	96.9%	99.0%	+ 2.1%
Days on Market Until Sale	30	30	+ 0.2%	23	24	+ 6.3%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	0.8	0.8	- 2.8%	--	--	--

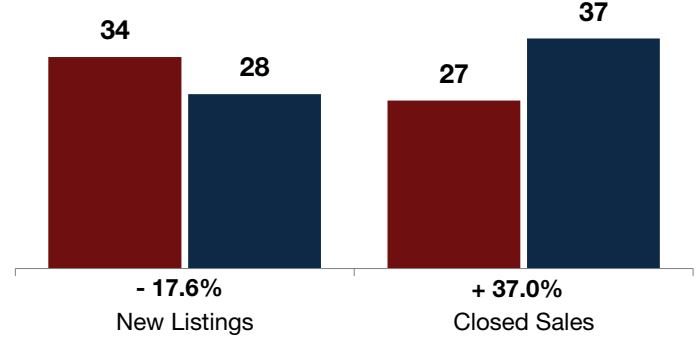
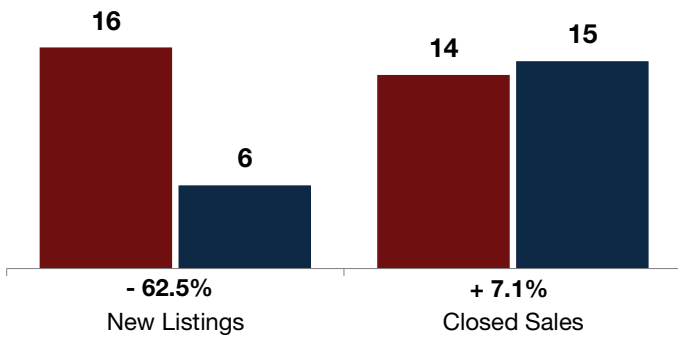
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

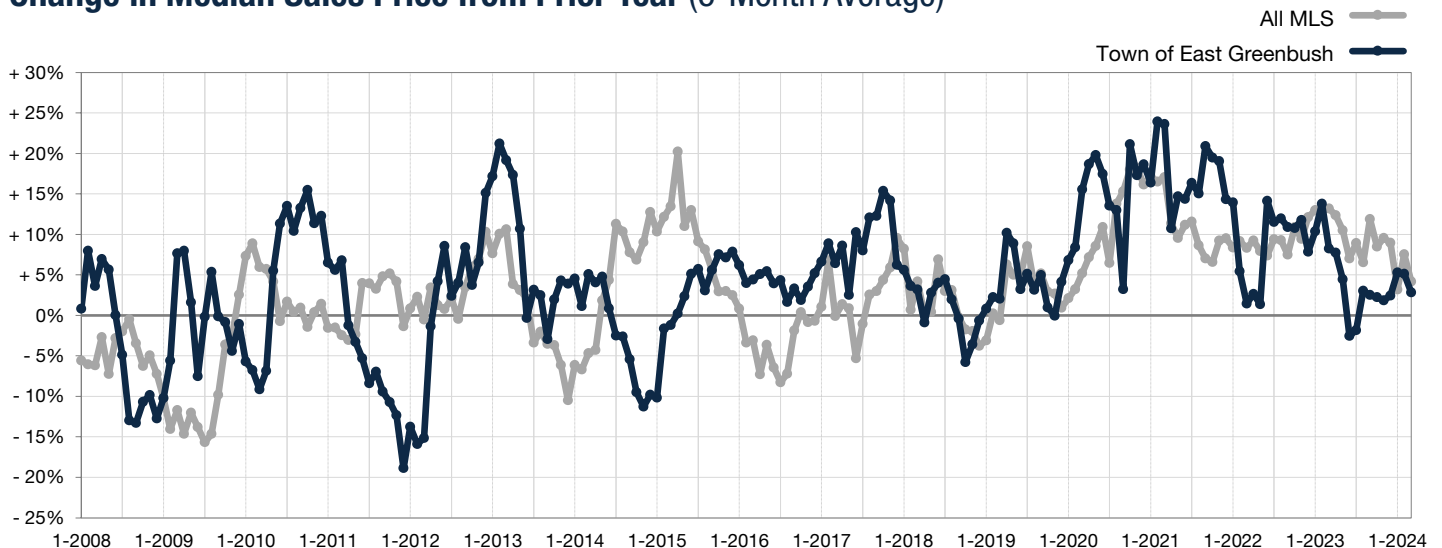
■ 2023 ■ 2024

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.