

# Local Market Update – April 2024

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



## Town of East Greenbush

**+ 71.4%**

Change in  
New Listings

**- 57.1%**

Change in  
Closed Sales

**+ 31.3%**

Change in  
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	24	+ 71.4%	48	53	+ 10.4%
Closed Sales	14	6	- 57.1%	41	43	+ 4.9%
Median Sales Price*	\$244,500	<b>\$321,000</b>	+ 31.3%	\$280,000	<b>\$289,900</b>	+ 3.5%
Percent of Original List Price Received*	95.2%	<b>98.5%</b>	+ 3.5%	96.3%	<b>98.9%</b>	+ 2.7%
Days on Market Until Sale	21	8	- 61.2%	22	22	- 0.7%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 102.9%	--	--	--

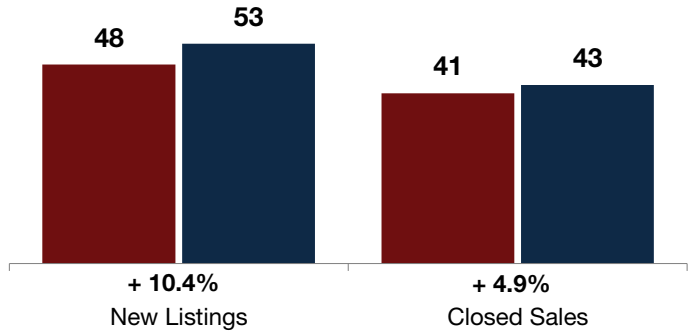
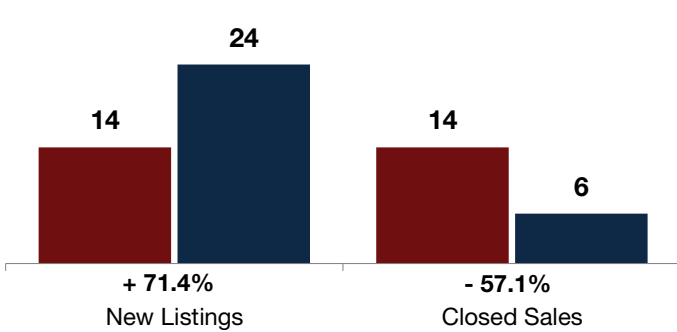
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

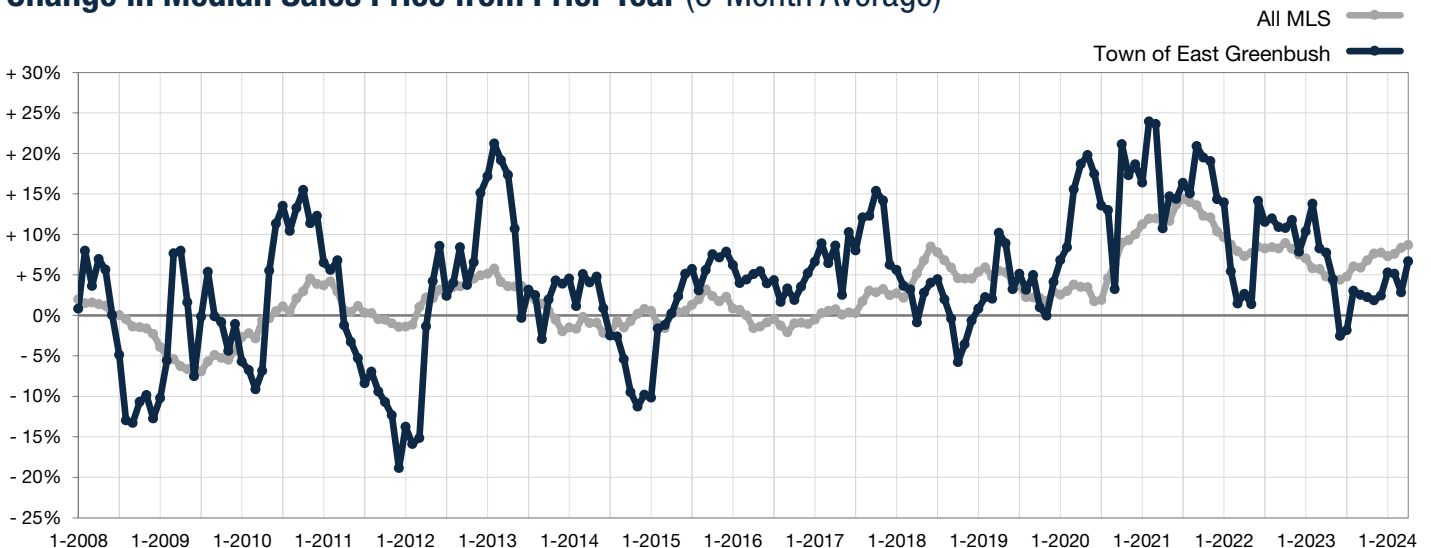
■ 2023 ■ 2024

### 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.