

Local Market Update – May 2024

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



Town of East Greenbush

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 9.7%

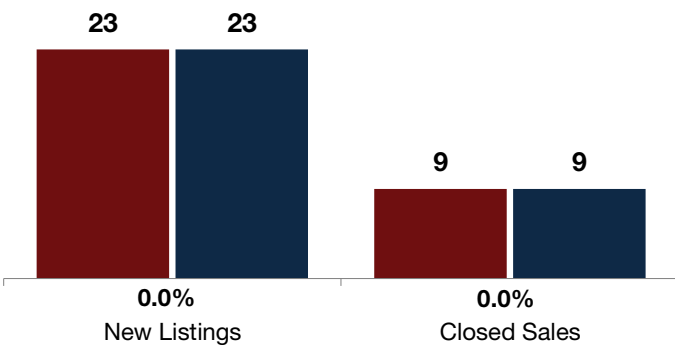
Change in
Median Sales Price

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	23	0.0%	71	76	+ 7.0%
Closed Sales	9	9	0.0%	50	52	+ 4.0%
Median Sales Price*	\$300,000	\$329,000	+ 9.7%	\$287,500	\$302,500	+ 5.2%
Percent of Original List Price Received*	104.8%	107.2%	+ 2.3%	97.9%	100.3%	+ 2.5%
Days on Market Until Sale	11	11	+ 3.1%	20	20	+ 0.0%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 47.4%	--	--	--

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

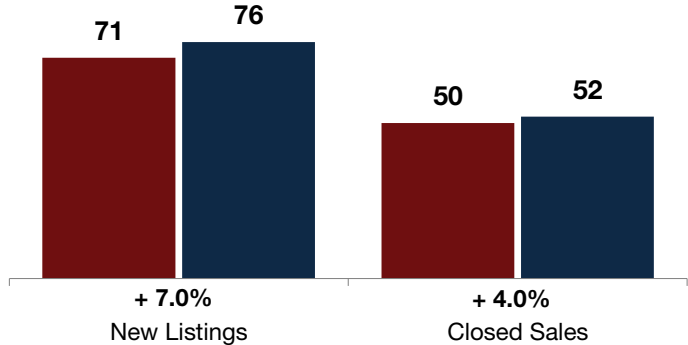
May

■ 2023 ■ 2024

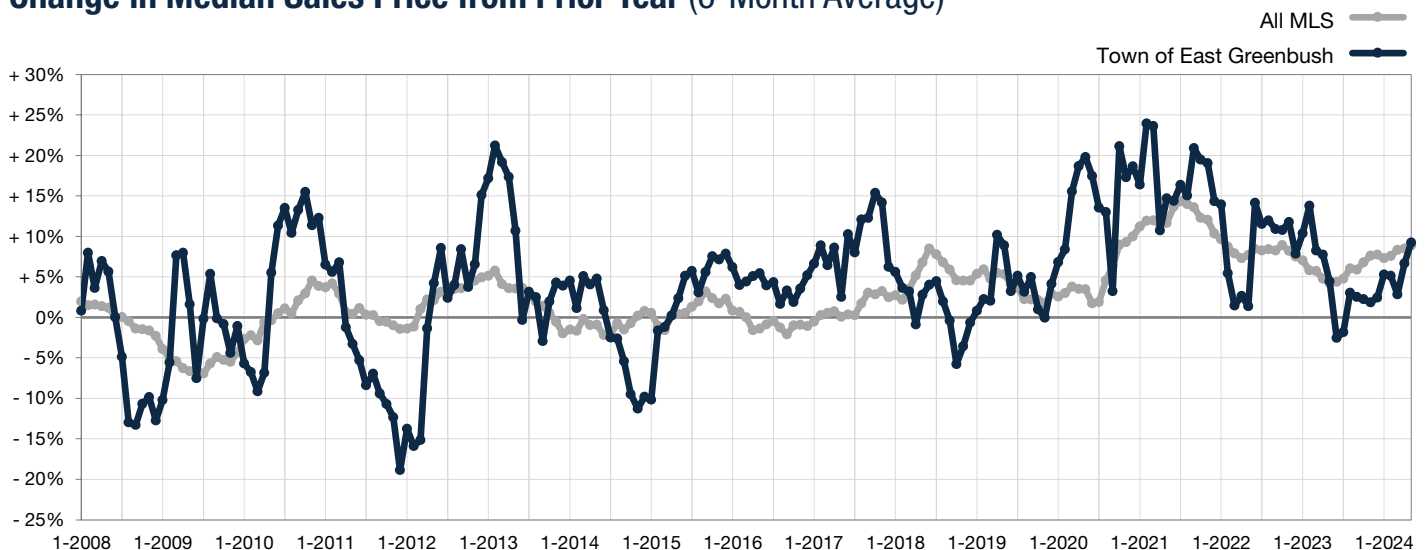


Year to Date

■ 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.