

Local Market Update – June 2024

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



Town of East Greenbush

+ 14.3%

Change in
New Listings

+ 7.1%

Change in
Closed Sales

+ 1.3%

Change in
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	21	24	+ 14.3%	92	100	+ 8.7%
Closed Sales	14	15	+ 7.1%	64	67	+ 4.7%
Median Sales Price*	\$305,000	\$309,000	+ 1.3%	\$295,000	\$305,000	+ 3.4%
Percent of Original List Price Received*	104.5%	101.8%	- 2.6%	99.3%	100.7%	+ 1.4%
Days on Market Until Sale	19	19	+ 0.1%	20	20	+ 0.0%
Inventory of Homes for Sale	19	20	+ 5.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.2%	--	--	--

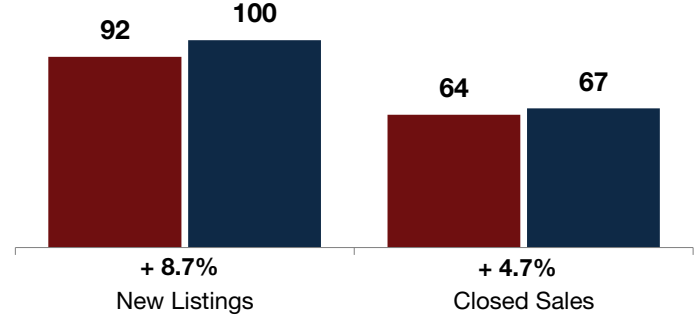
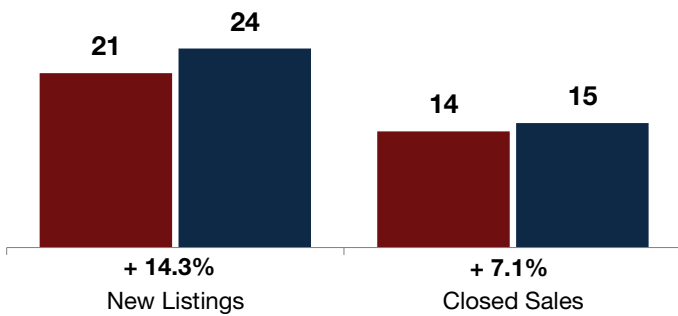
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

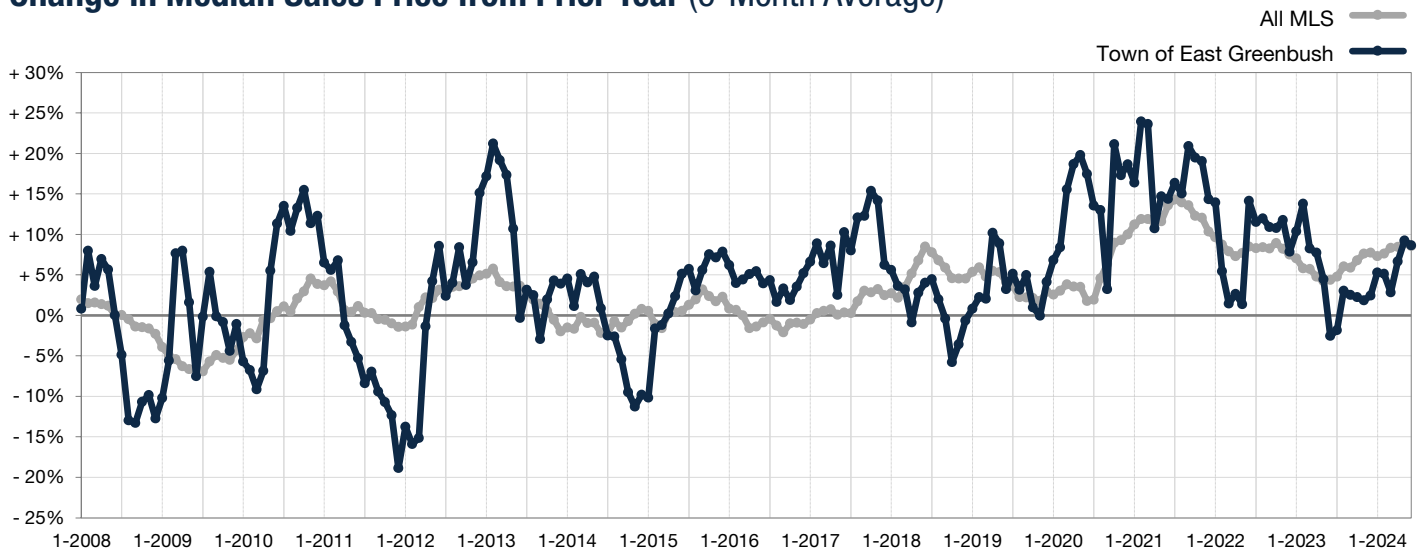
■ 2023 ■ 2024

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.