

Local Market Update – September 2019

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



Town of East Greenbush

+ 22.2%

Change in
New Listings

+ 68.8%

Change in
Closed Sales

- 5.9%

Change in
Median Sales Price

	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	27	33	+ 22.2%	257	277	+ 7.8%
Closed Sales	16	27	+ 68.8%	189	189	0.0%
Median Sales Price*	\$205,000	\$192,920	- 5.9%	\$205,000	\$202,000	- 1.5%
Percent of Original List Price Received*	95.6%	97.9%	+ 2.4%	96.0%	96.0%	- 0.0%
Days on Market Until Sale	34	38	+ 12.7%	42	45	+ 6.4%
Inventory of Homes for Sale	71	86	+ 21.1%	--	--	--
Months Supply of Inventory	3.2	4.0	+ 23.4%	--	--	--

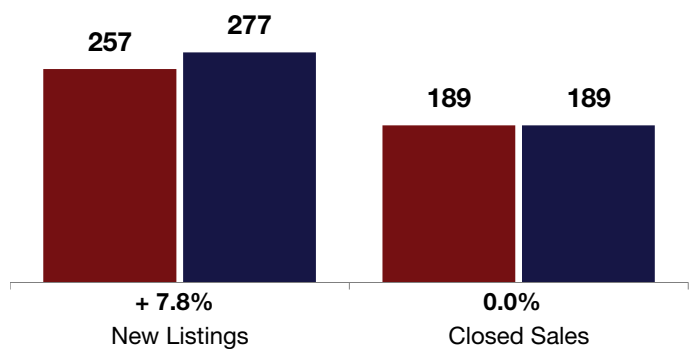
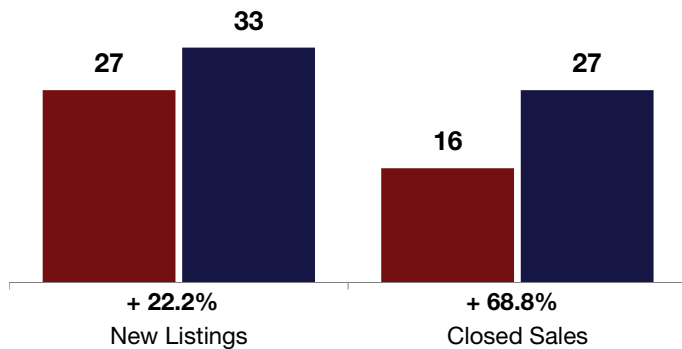
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

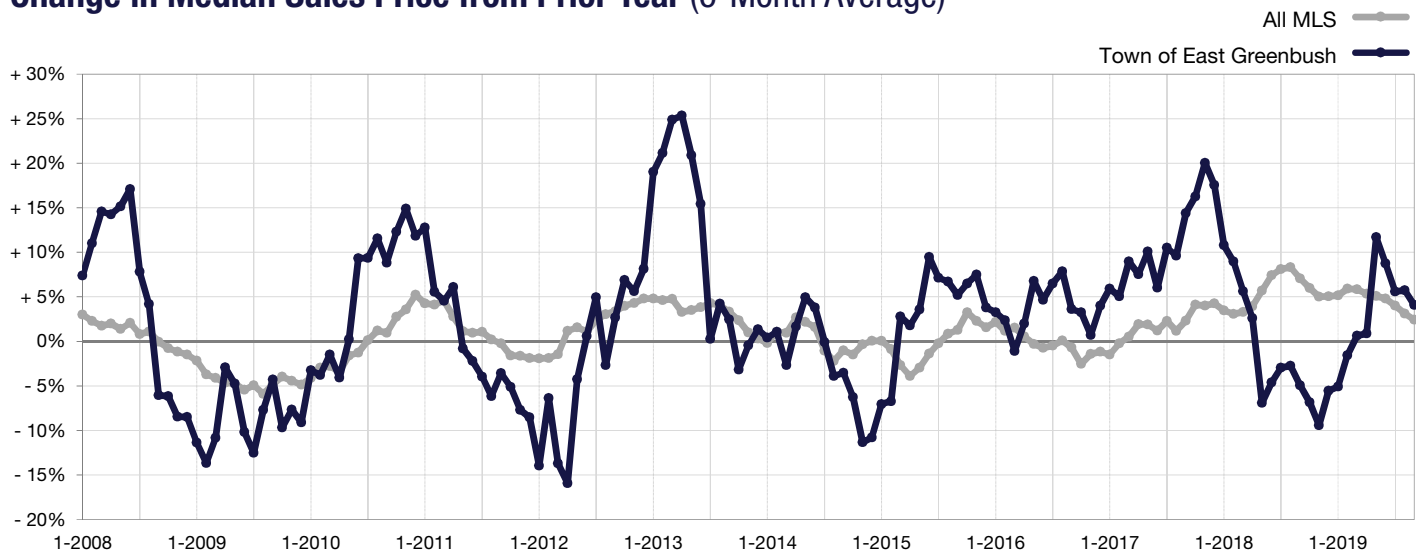
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.