

# Local Market Update – July 2024

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



## Town of East Greenbush

**+ 31.3%**

Change in  
New Listings

**+ 27.8%**

Change in  
Closed Sales

**+ 41.7%**

Change in  
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	21	+ 31.3%	105	119	+ 13.3%
Closed Sales	18	23	+ 27.8%	82	91	+ 11.0%
Median Sales Price*	\$258,000	\$365,524	+ 41.7%	\$280,000	\$305,000	+ 8.9%
Percent of Original List Price Received*	103.9%	102.8%	- 1.0%	100.3%	101.1%	+ 0.8%
Days on Market Until Sale	11	13	+ 21.5%	18	18	+ 0.5%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	1.7	1.4	- 18.2%	--	--	--

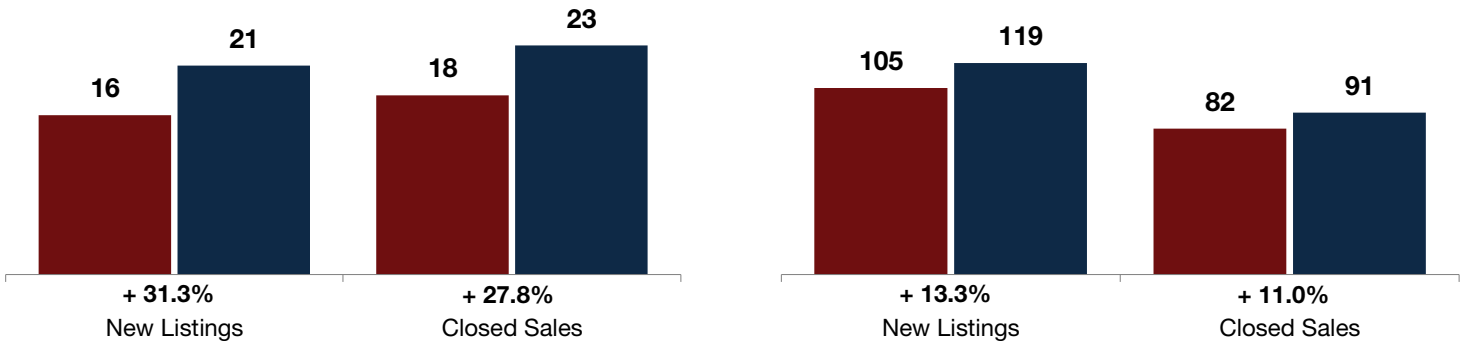
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

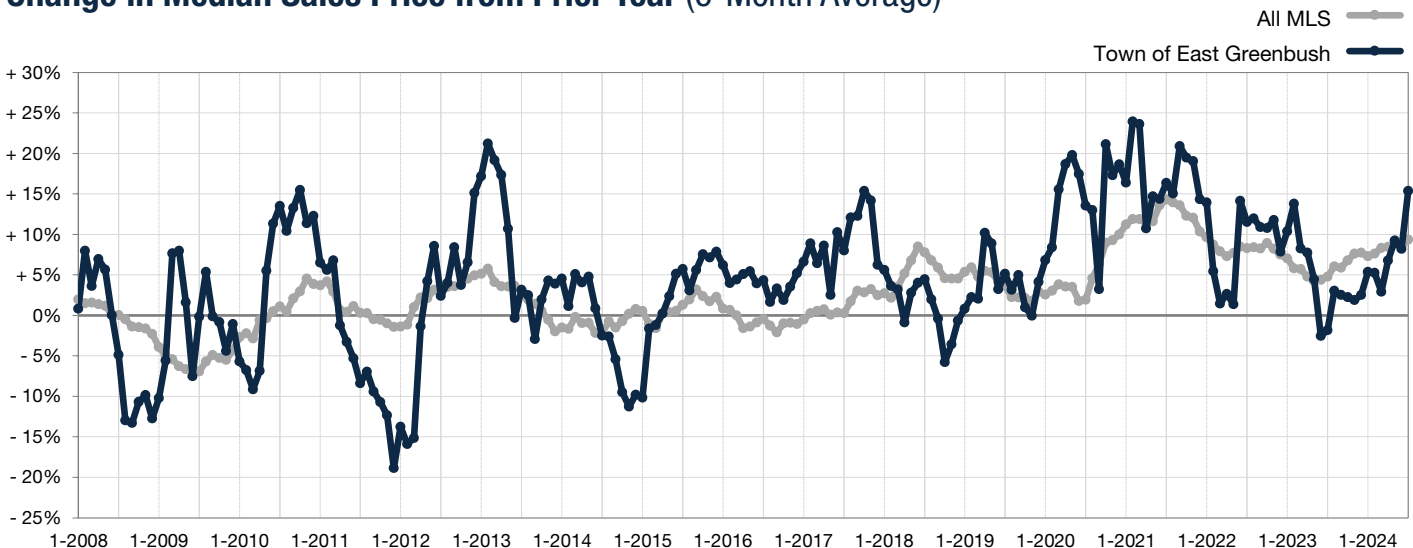
■ 2023 ■ 2024

### 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.