

# Local Market Update – August 2024

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



## Town of East Greenbush

**+ 10.5%**

Change in  
New Listings

**+ 6.3%**

Change in  
Closed Sales

**+ 7.9%**

Change in  
Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	21	+ 10.5%	124	141	+ 13.7%
Closed Sales	16	17	+ 6.3%	98	108	+ 10.2%
Median Sales Price*	\$330,875	<b>\$357,000</b>	+ 7.9%	\$293,007	<b>\$309,500</b>	+ 5.6%
Percent of Original List Price Received*	107.5%	<b>104.8%</b>	- 2.5%	101.5%	<b>101.6%</b>	+ 0.2%
Days on Market Until Sale	8	9	+ 6.3%	16	17	+ 1.3%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 28.5%	--	--	--

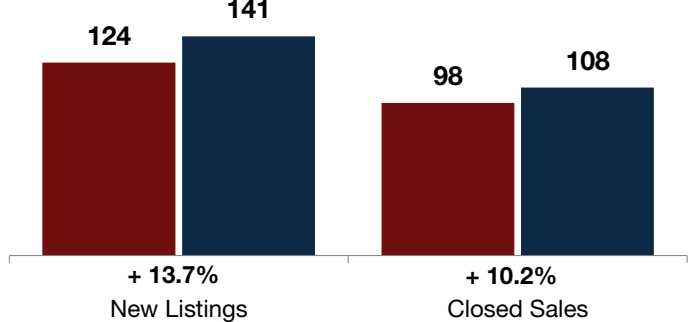
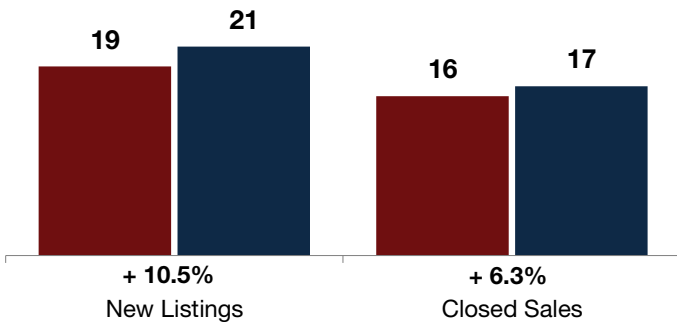
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

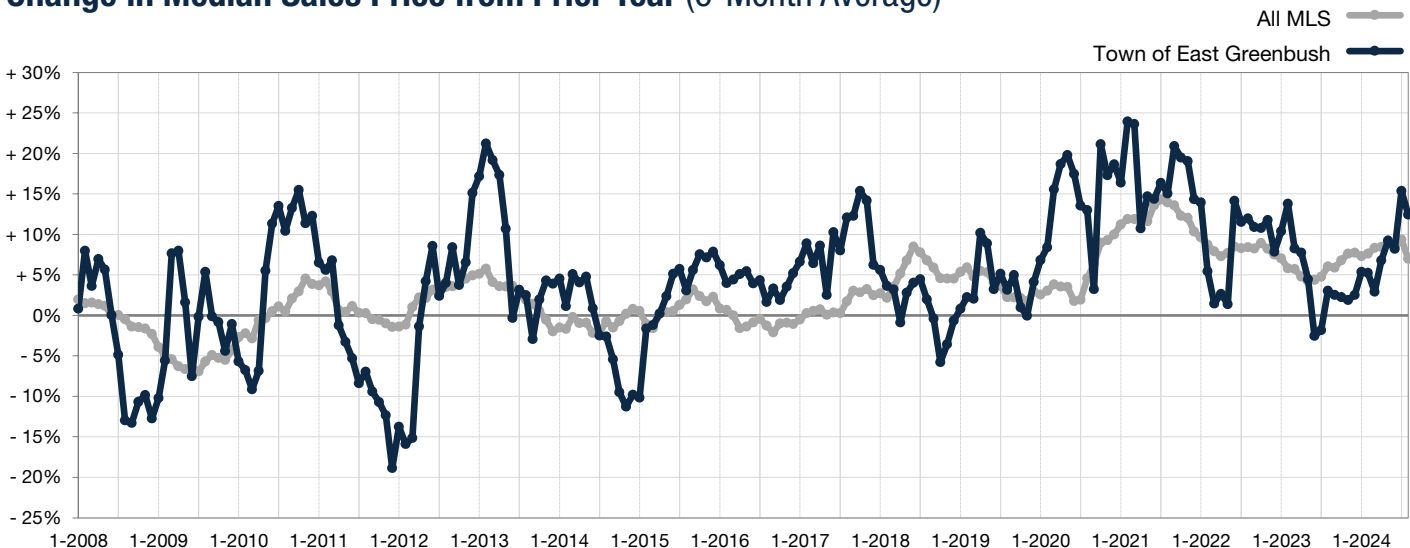
■ 2023 ■ 2024

### 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.