

# Local Market Update – September 2024

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



## Town of East Greenbush

**+ 22.2%**

**- 13.3%**

**- 2.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	22	+ 22.2%	142	164	+ 15.5%
Closed Sales	15	13	- 13.3%	113	121	+ 7.1%
Median Sales Price*	\$322,500	<b>\$315,000</b>	- 2.3%	\$295,000	<b>\$310,000</b>	+ 5.1%
Percent of Original List Price Received*	101.5%	<b>102.5%</b>	+ 0.9%	101.5%	<b>101.7%</b>	+ 0.3%
Days on Market Until Sale	12	14	+ 15.4%	16	16	+ 3.2%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.7	1.6	- 6.1%	--	--	--

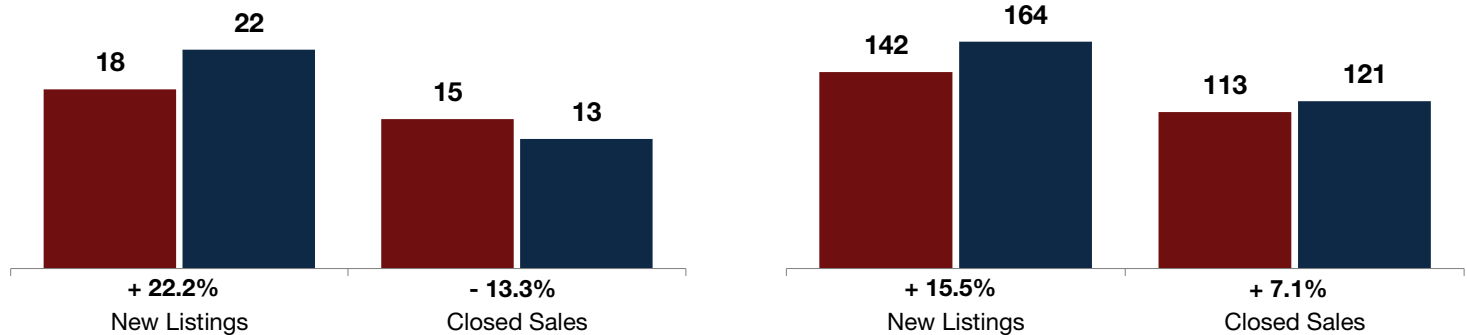
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

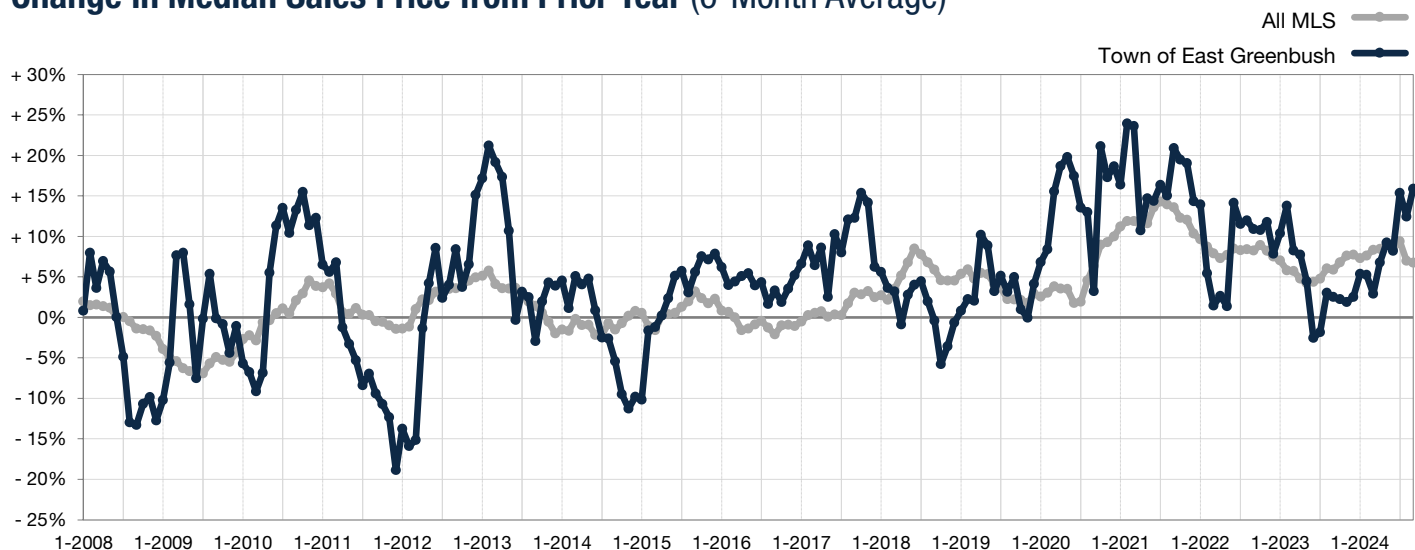
■ 2023 ■ 2024

### 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.