

Local Market Update – October 2024

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



Town of East Greenbush

- 11.8%

Change in
New Listings

+ 6.7%

Change in
Closed Sales

+ 24.5%

Change in
Median Sales Price

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	15	- 11.8%	159	179	+ 12.6%
Closed Sales	15	16	+ 6.7%	128	137	+ 7.0%
Median Sales Price*	\$265,000	\$330,000	+ 24.5%	\$295,000	\$315,200	+ 6.8%
Percent of Original List Price Received*	98.5%	101.4%	+ 3.0%	101.1%	101.7%	+ 0.6%
Days on Market Until Sale	22	16	- 29.3%	17	16	- 1.9%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.0%	--	--	--

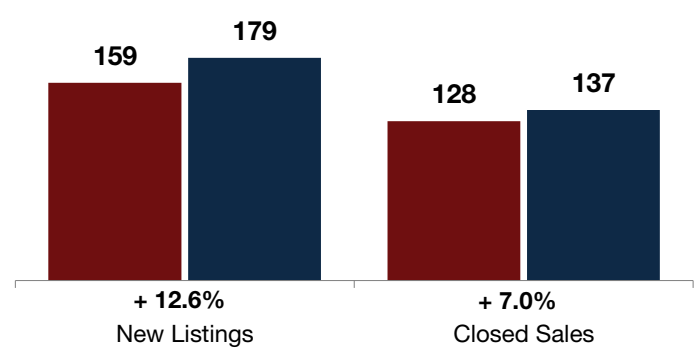
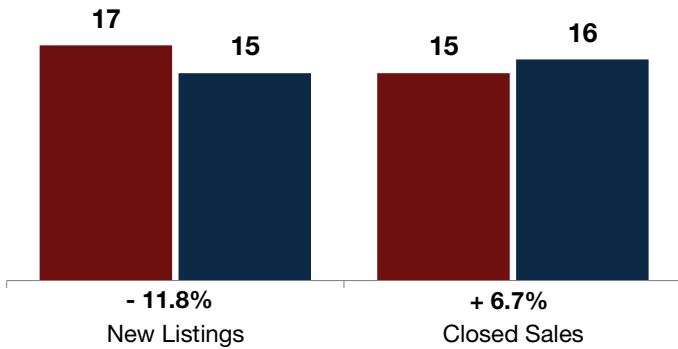
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

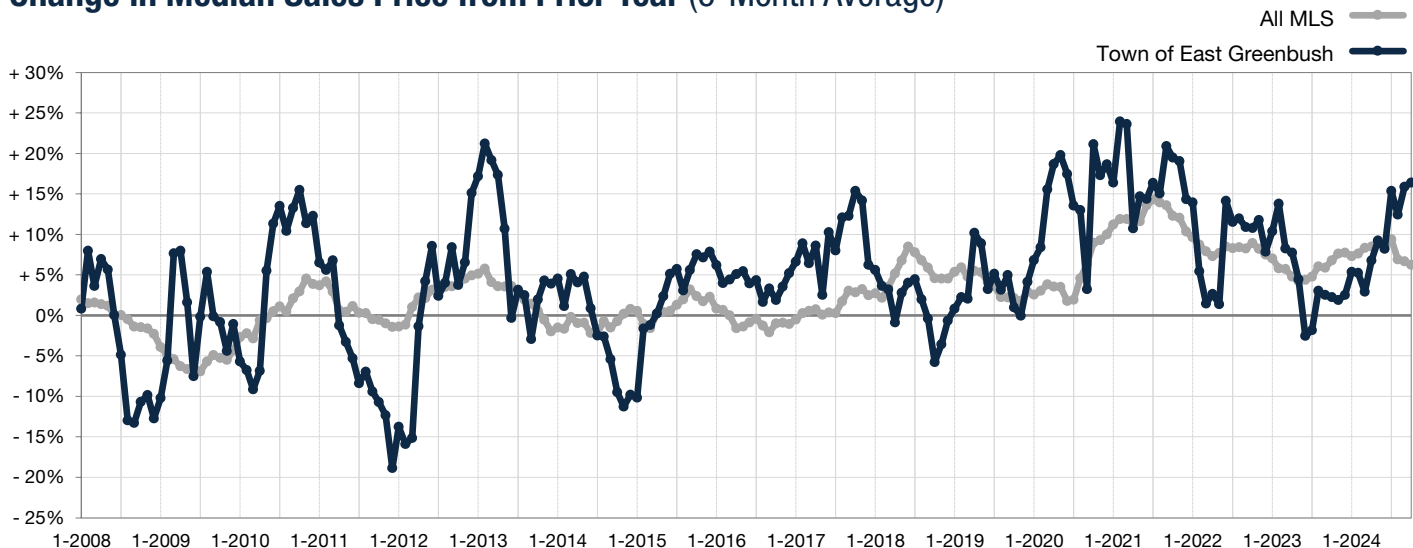
■ 2023 ■ 2024

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.