

Local Market Update – November 2024

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



Town of East Greenbush

+ 25.0%

Change in
New Listings

+ 35.7%

Change in
Closed Sales

- 2.9%

Change in
Median Sales Price

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	15	+ 25.0%	171	194	+ 13.5%
Closed Sales	14	19	+ 35.7%	142	158	+ 11.3%
Median Sales Price*	\$310,000	\$301,006	- 2.9%	\$297,450	\$317,600	+ 6.8%
Percent of Original List Price Received*	103.2%	100.4%	- 2.8%	101.3%	101.5%	+ 0.2%
Days on Market Until Sale	16	17	+ 9.2%	17	16	- 0.9%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.2	0.9	- 29.4%	--	--	--

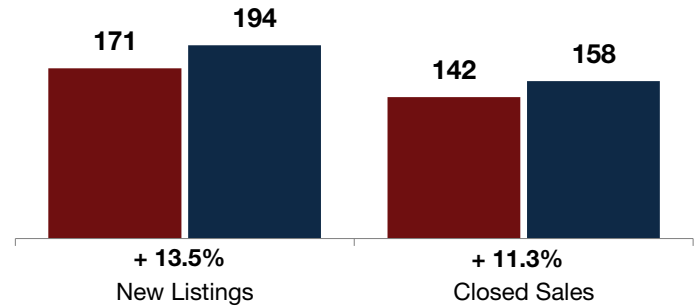
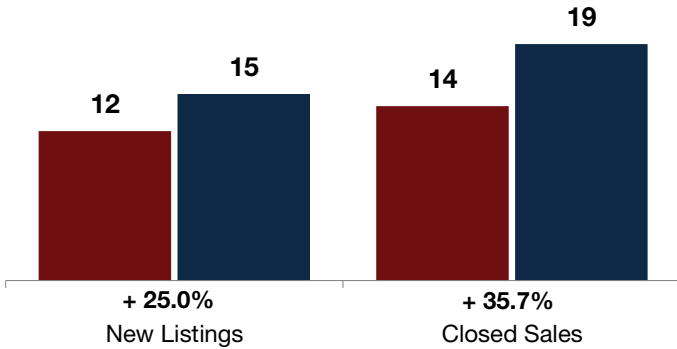
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

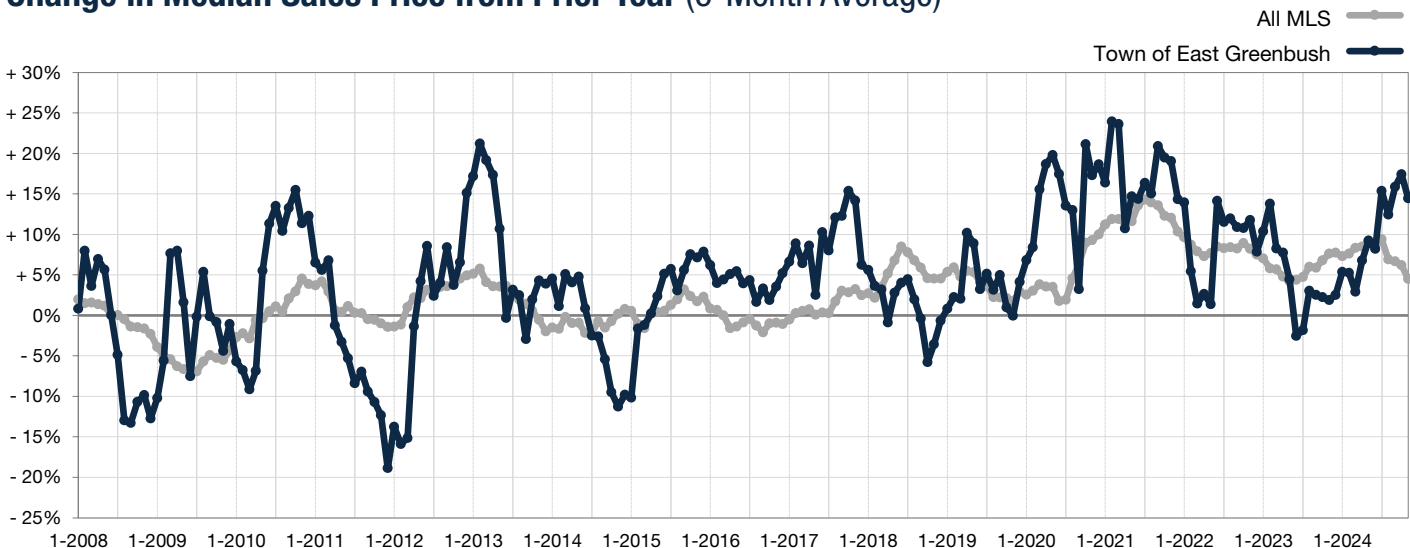
■ 2023 ■ 2024

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.