

# Local Market Update – December 2024

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



## Town of East Greenbush

**+ 10.0%**

Change in  
New Listings

**+ 20.0%**

Change in  
Closed Sales

**+ 6.2%**

Change in  
Median Sales Price

|  | December  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| New Listings                             | 10        | 11               | + 10.0% | 181          | 205              | + 13.3% |
| Closed Sales                             | 15        | 18               | + 20.0% | 157          | 178              | + 13.4% |
| Median Sales Price*                      | \$315,000 | <b>\$334,500</b> | + 6.2%  | \$299,900    | <b>\$320,000</b> | + 6.7%  |
| Percent of Original List Price Received* | 100.0%    | <b>98.0%</b>     | - 2.0%  | 101.2%       | <b>101.0%</b>    | - 0.2%  |
| Days on Market Until Sale                | 15        | <b>26</b>        | + 72.5% | 16           | <b>17</b>        | + 5.3%  |
| Inventory of Homes for Sale              | 15        | <b>13</b>        | - 13.3% | --           | --               | --      |
| Months Supply of Inventory               | 1.1       | <b>0.9</b>       | - 22.0% | --           | --               | --      |

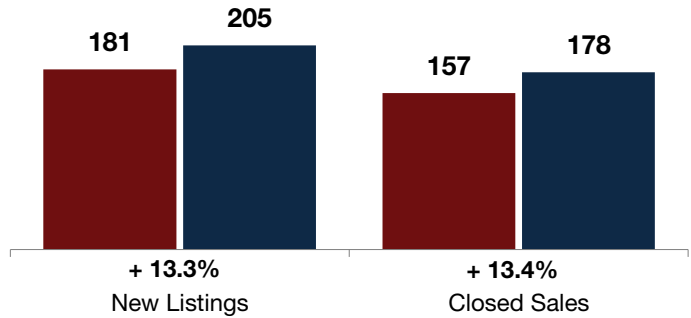
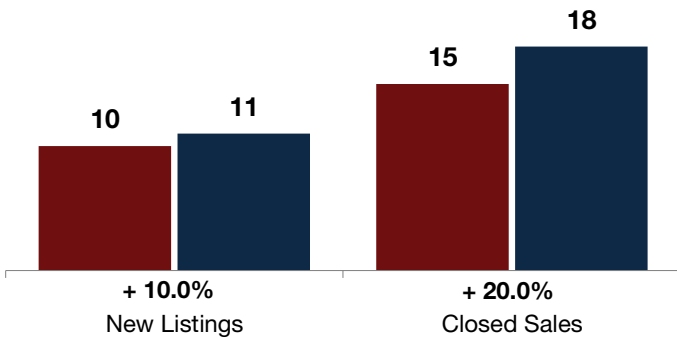
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

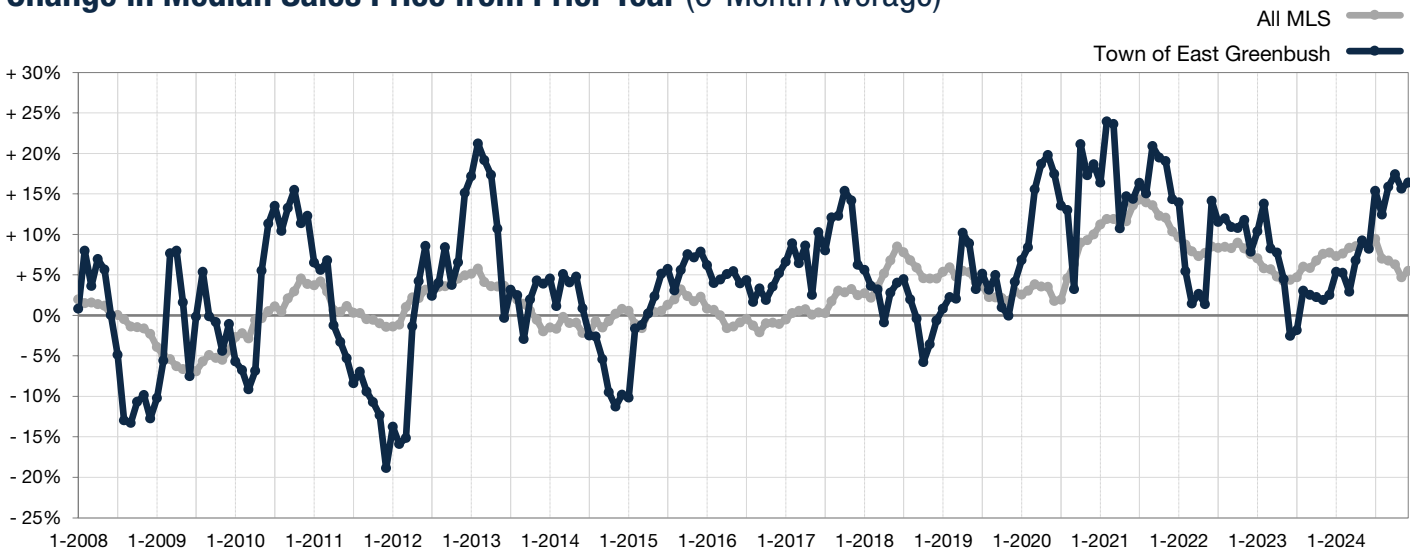
■ 2023 ■ 2024

### 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.