

Local Market Update – March 2019

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



Town of East Greenbush

+ 38.1%

- 48.0%

- 9.1%

Change in
New Listings

Change in
Closed Sales

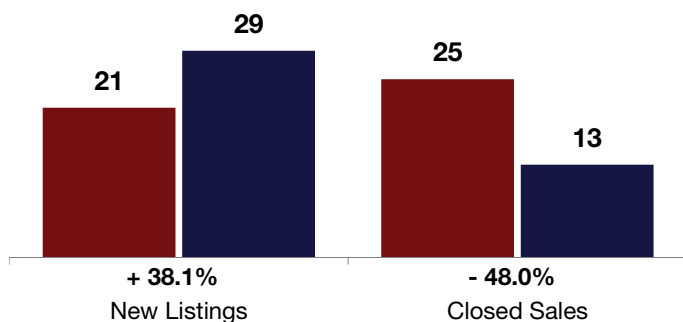
Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	21	29	+ 38.1%	60	66	+ 10.0%
Closed Sales	25	13	- 48.0%	53	50	- 5.7%
Median Sales Price*	\$201,300	\$183,000	- 9.1%	\$195,000	\$190,000	- 2.6%
Percent of Original List Price Received*	97.9%	95.0%	- 3.0%	96.0%	93.5%	- 2.5%
Days on Market Until Sale	48	50	+ 3.5%	53	51	- 3.9%
Inventory of Homes for Sale	42	71	+ 69.0%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 80.4%	--	--	--

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

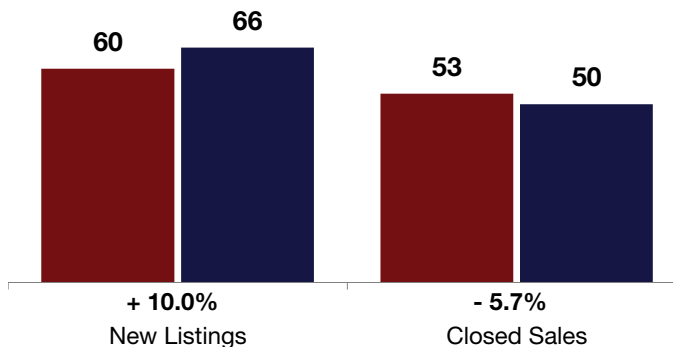
March

■ 2018 ■ 2019

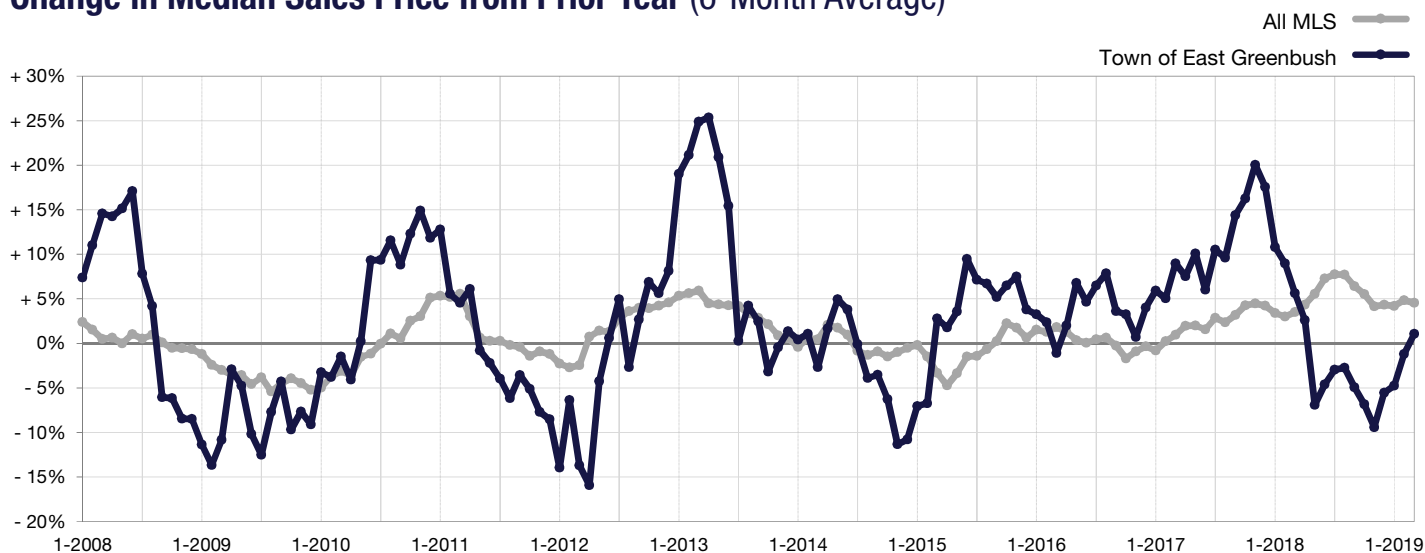


Year to Date

■ 2018 ■ 2019



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.