

Local Market Update – December 2018

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



Town of East Greenbush

0.0%

Change in
New Listings

- 40.0%

Change in
Closed Sales

+ 5.7%

Change in
Median Sales Price

December

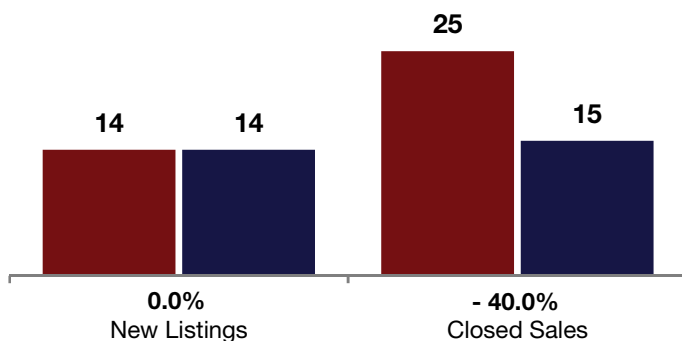
Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	14	14	0.0%	345	340	- 1.4%
Closed Sales	25	15	- 40.0%	243	256	+ 5.3%
Median Sales Price*	\$210,000	\$222,000	+ 5.7%	\$215,000	\$201,300	- 6.4%
Percent of Original List Price Received*	93.7%	94.8%	+ 1.2%	95.6%	95.6%	- 0.0%
Days on Market Until Sale	52	39	- 24.8%	46	46	- 0.3%
Inventory of Homes for Sale	75	76	+ 1.3%	--	--	--
Months Supply of Inventory	3.5	3.4	- 3.9%	--	--	--

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

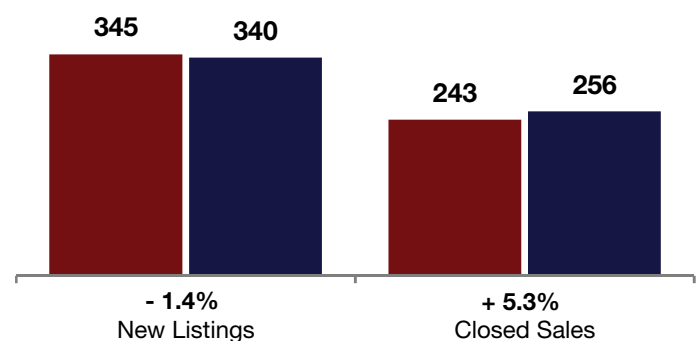
December

■ 2017 ■ 2018

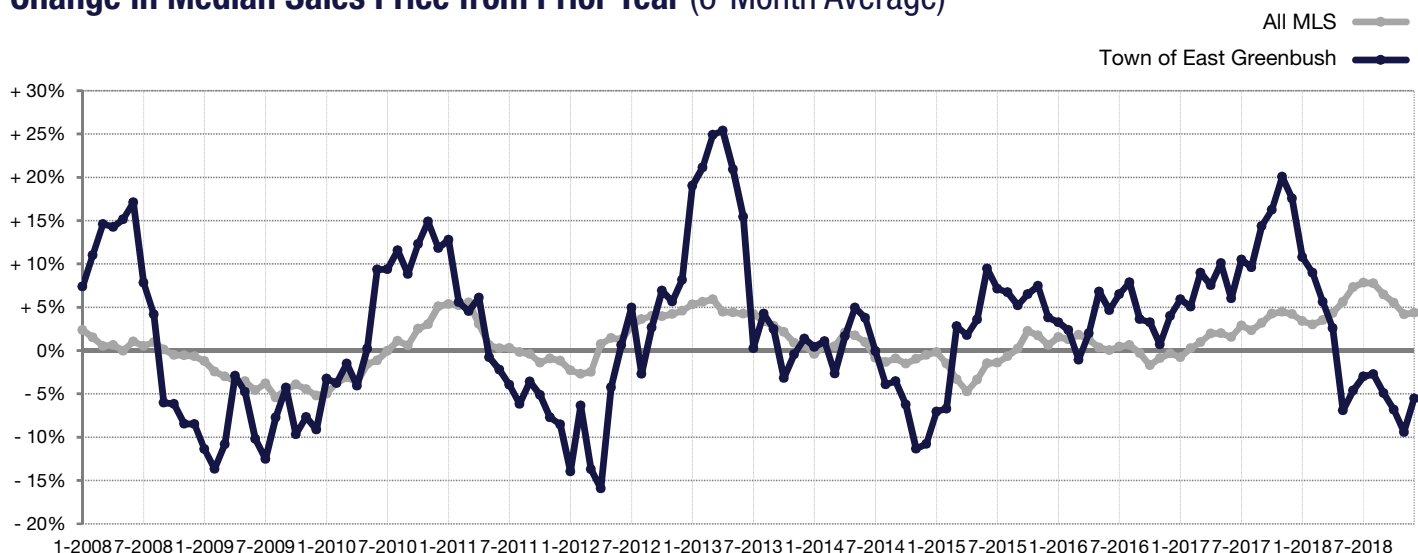


Year to Date

■ 2017 ■ 2018



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. | Current as of January 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.