

Local Market Update – January 2020

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



Town of East Greenbush

+ 22.2%

Change in
New Listings

+ 11.1%

Change in
Closed Sales

+ 37.3%

Change in
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	18	22	+ 22.2%	18	22	+ 22.2%
Closed Sales	18	20	+ 11.1%	18	20	+ 11.1%
Median Sales Price*	\$188,500	\$258,850	+ 37.3%	\$188,500	\$258,850	+ 37.3%
Percent of Original List Price Received*	93.3%	98.1%	+ 5.2%	93.3%	98.1%	+ 5.2%
Days on Market Until Sale	40	38	- 4.1%	40	38	- 4.1%
Inventory of Homes for Sale	70	47	- 32.9%	--	--	--
Months Supply of Inventory	3.2	2.1	- 33.9%	--	--	--

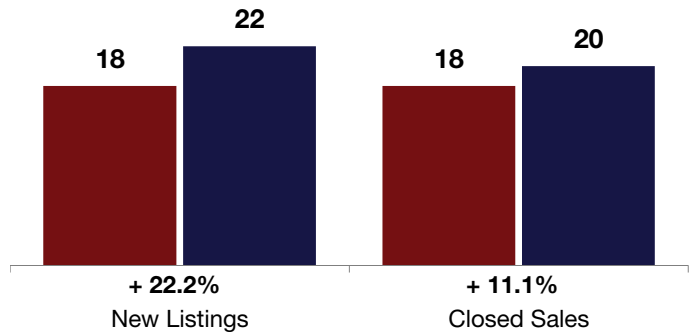
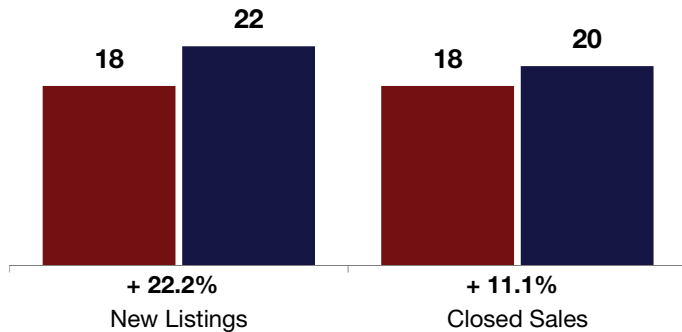
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

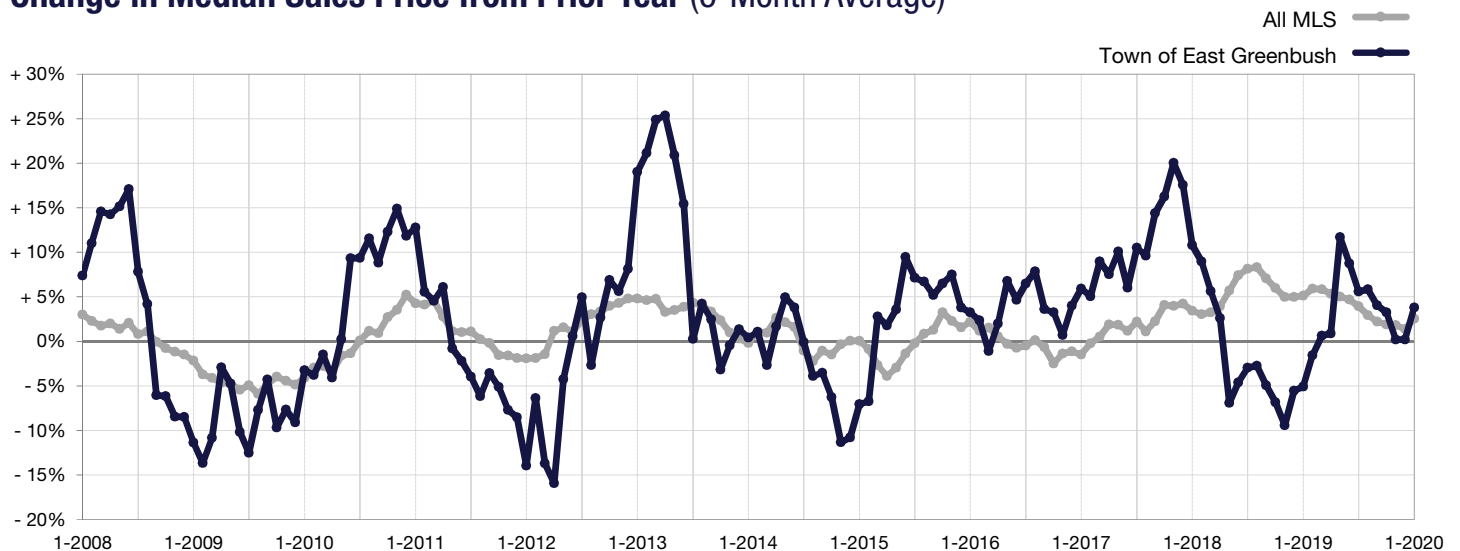
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.