

Local Market Update – February 2020

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



Town of East Greenbush

+ 52.6%

- 26.3%

+ 12.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	29	+ 52.6%	37	52	+ 40.5%
Closed Sales	19	14	- 26.3%	37	34	- 8.1%
Median Sales Price*	\$211,000	\$237,645	+ 12.6%	\$195,000	\$256,850	+ 31.7%
Percent of Original List Price Received*	92.7%	97.7%	+ 5.4%	93.0%	98.0%	+ 5.3%
Days on Market Until Sale	61	43	- 28.7%	51	40	- 20.3%
Inventory of Homes for Sale	73	53	- 27.4%	--	--	--
Months Supply of Inventory	3.5	2.3	- 33.7%	--	--	--

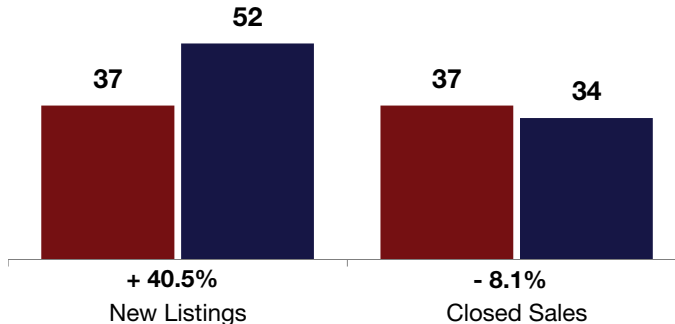
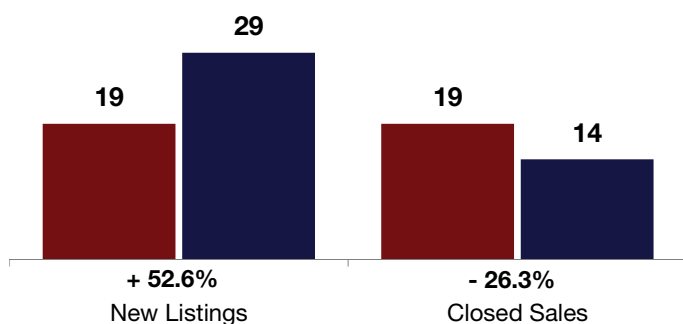
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 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.