

# Local Market Update – March 2020

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



## Town of East Greenbush

**- 29.0%**

**+ 78.6%**

**+ 38.0%**

Change in  
New Listings

Change in  
Closed Sales

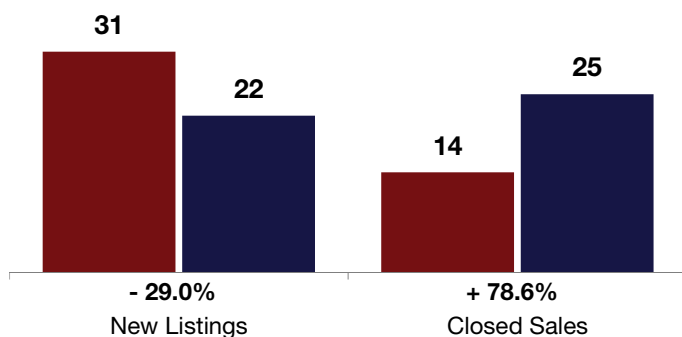
Change in  
Median Sales Price

	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	31	22	- 29.0%	68	74	+ 8.8%
Closed Sales	14	25	+ 78.6%	51	59	+ 15.7%
Median Sales Price*	\$184,000	<b>\$254,000</b>	+ 38.0%	\$190,000	<b>\$256,000</b>	+ 34.7%
Percent of Original List Price Received*	95.2%	<b>99.7%</b>	+ 4.8%	93.6%	<b>98.7%</b>	+ 5.4%
Days on Market Until Sale	48	<b>37</b>	- 21.7%	50	<b>39</b>	- 21.6%
Inventory of Homes for Sale	70	<b>48</b>	- 31.4%	--	--	--
Months Supply of Inventory	3.2	<b>2.2</b>	- 32.5%	--	--	--

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

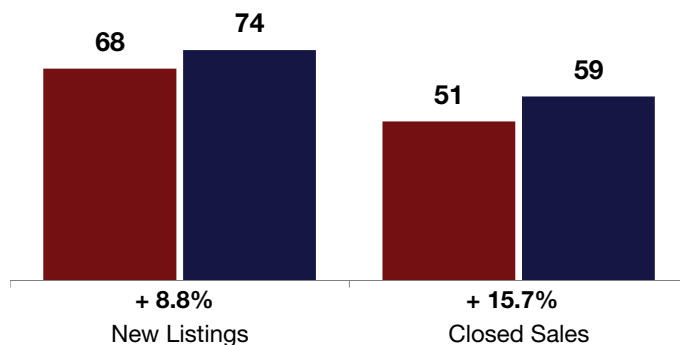
### March

■ 2019 ■ 2020

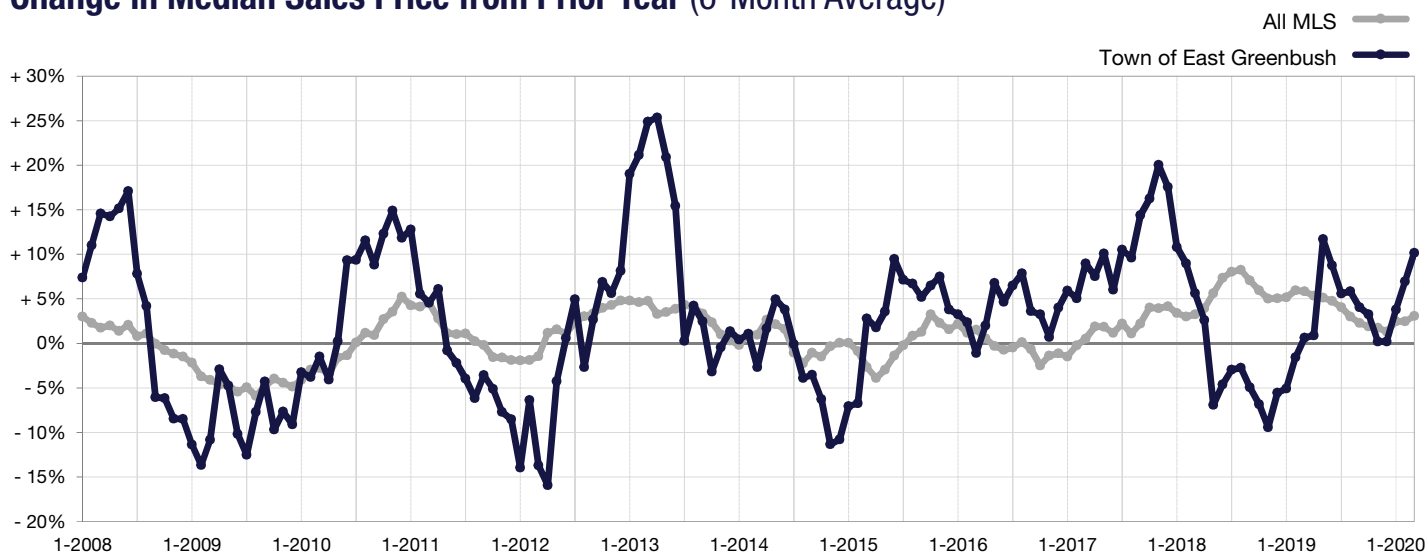


### Year to Date

■ 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.