

Local Market Update – July 2020

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



Town of East Greenbush

+ 6.5%

Change in
New Listings

- 22.7%

Change in
Closed Sales

+ 21.4%

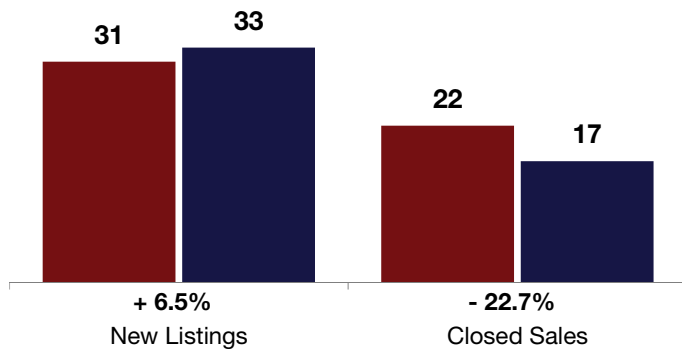
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	31	33	+ 6.5%	203	174	- 14.3%
Closed Sales	22	17	- 22.7%	139	119	- 14.4%
Median Sales Price*	\$198,500	\$241,000	+ 21.4%	\$204,580	\$241,000	+ 17.8%
Percent of Original List Price Received*	97.0%	96.9%	- 0.1%	95.6%	98.2%	+ 2.8%
Days on Market Until Sale	55	23	- 58.3%	49	34	- 31.2%
Inventory of Homes for Sale	79	51	- 35.4%	--	--	--
Months Supply of Inventory	3.7	2.6	- 29.7%	--	--	--

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

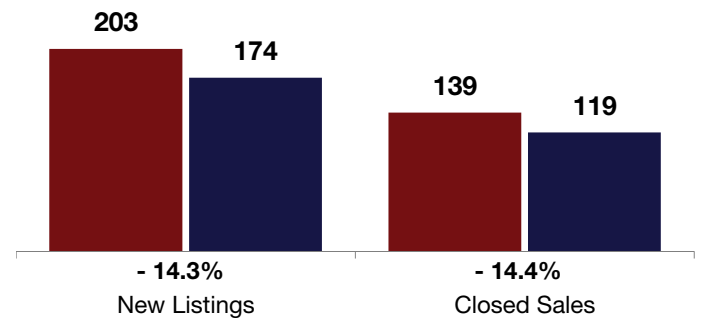
July

■ 2019 ■ 2020

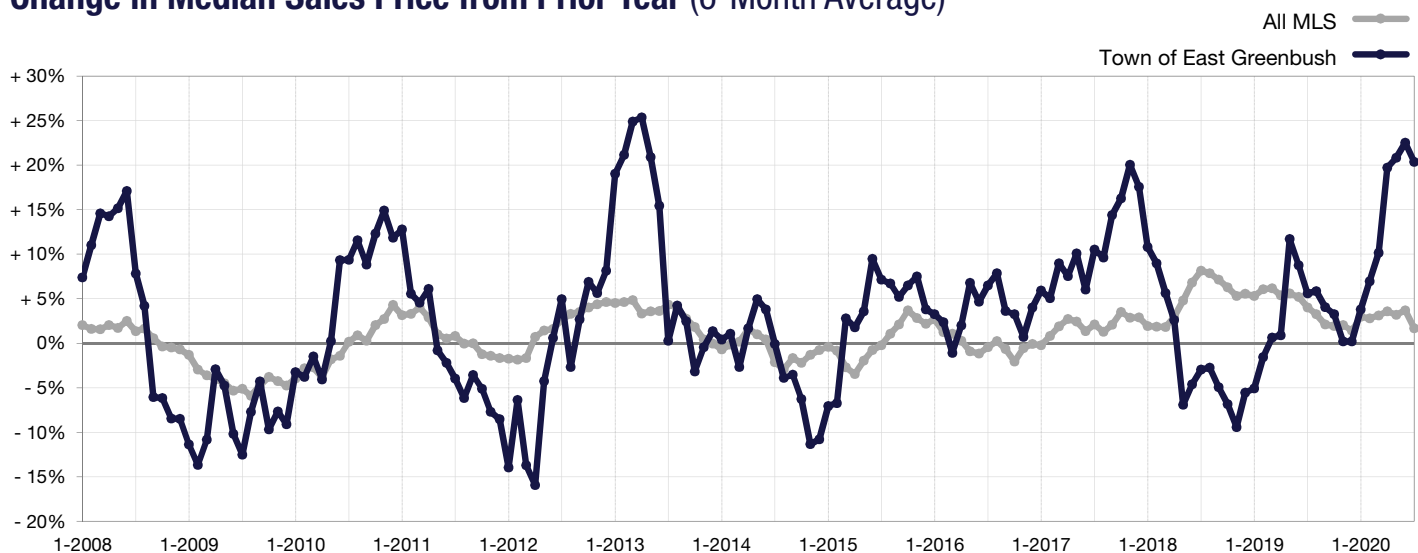


Year to Date

■ 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.