

Local Market Update – October 2019

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



Town of East Greenbush

- 18.4% **- 15.6%** **- 2.1%**

Change in
New Listings

Change in
Closed Sales

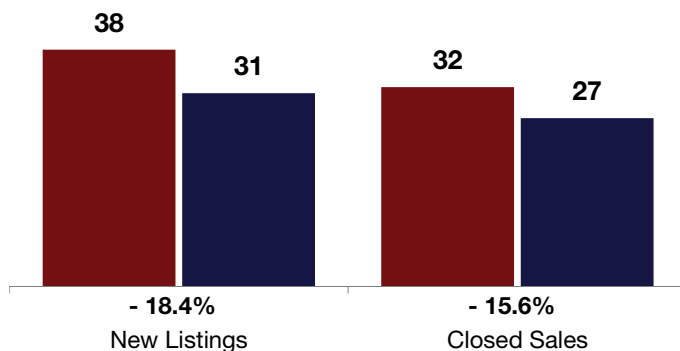
Change in
Median Sales Price

	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	38	31	- 18.4%	295	309	+ 4.7%
Closed Sales	32	27	- 15.6%	221	220	- 0.5%
Median Sales Price*	\$170,500	\$167,000	- 2.1%	\$198,500	\$198,500	0.0%
Percent of Original List Price Received*	94.8%	97.8%	+ 3.1%	95.8%	96.3%	+ 0.5%
Days on Market Until Sale	65	14	- 77.6%	46	41	- 10.7%
Inventory of Homes for Sale	78	74	- 5.1%	--	--	--
Months Supply of Inventory	3.5	3.3	- 6.9%	--	--	--

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

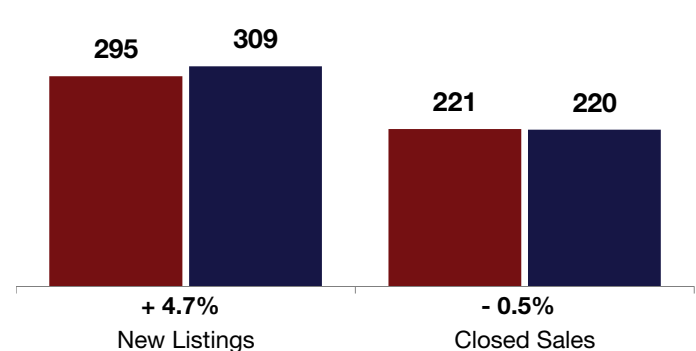
October

■ 2018 ■ 2019

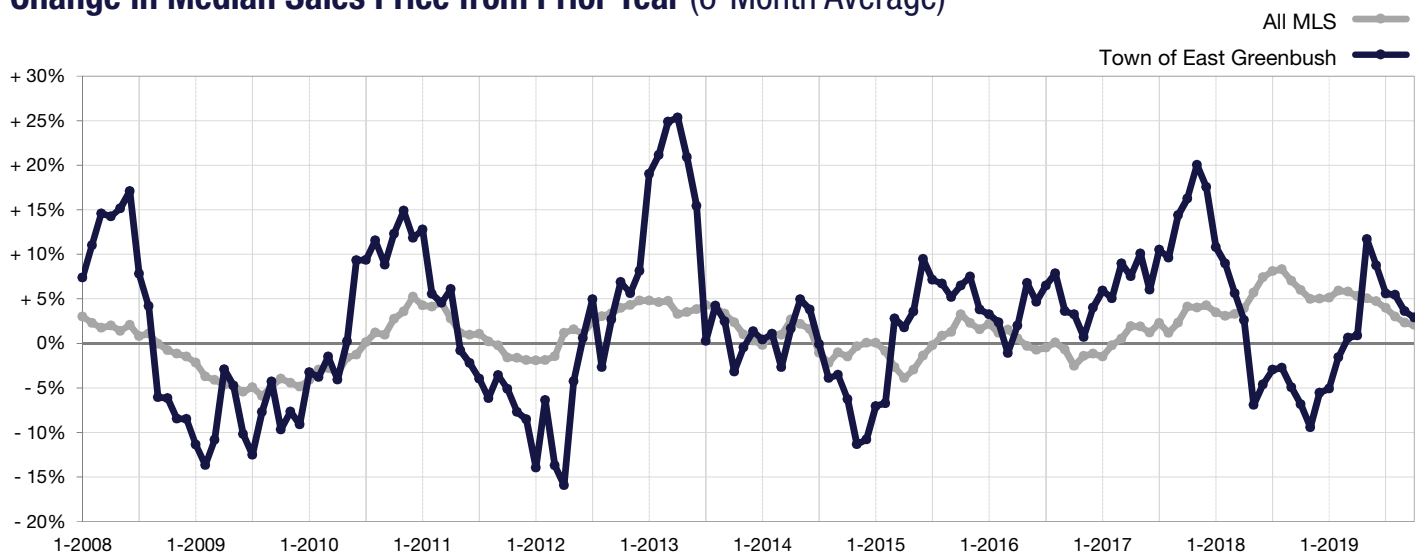


Year to Date

■ 2018 ■ 2019



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.