

Local Market Update – November 2019

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



Town of East Greenbush

- 19.4%

+ 10.0%

+ 11.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	31	25	- 19.4%	326	333	+ 2.1%
Closed Sales	20	22	+ 10.0%	241	243	+ 0.8%
Median Sales Price*	\$233,000	\$260,450	+ 11.8%	\$200,532	\$207,900	+ 3.7%
Percent of Original List Price Received*	94.3%	98.3%	+ 4.2%	95.7%	96.4%	+ 0.7%
Days on Market Until Sale	52	30	- 42.8%	46	40	- 12.9%
Inventory of Homes for Sale	84	70	- 16.7%	--	--	--
Months Supply of Inventory	3.8	3.2	- 17.3%	--	--	--

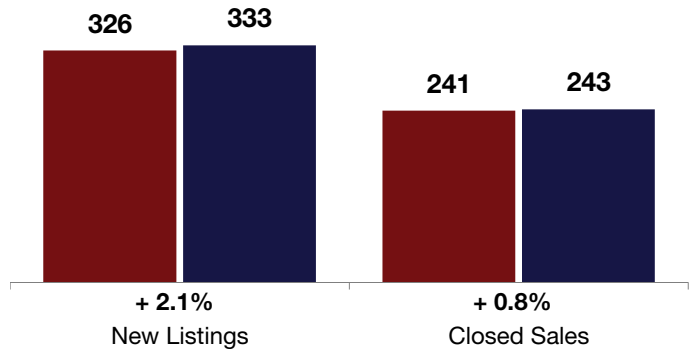
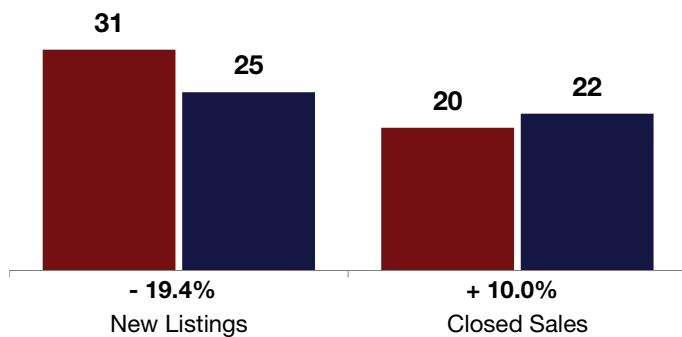
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

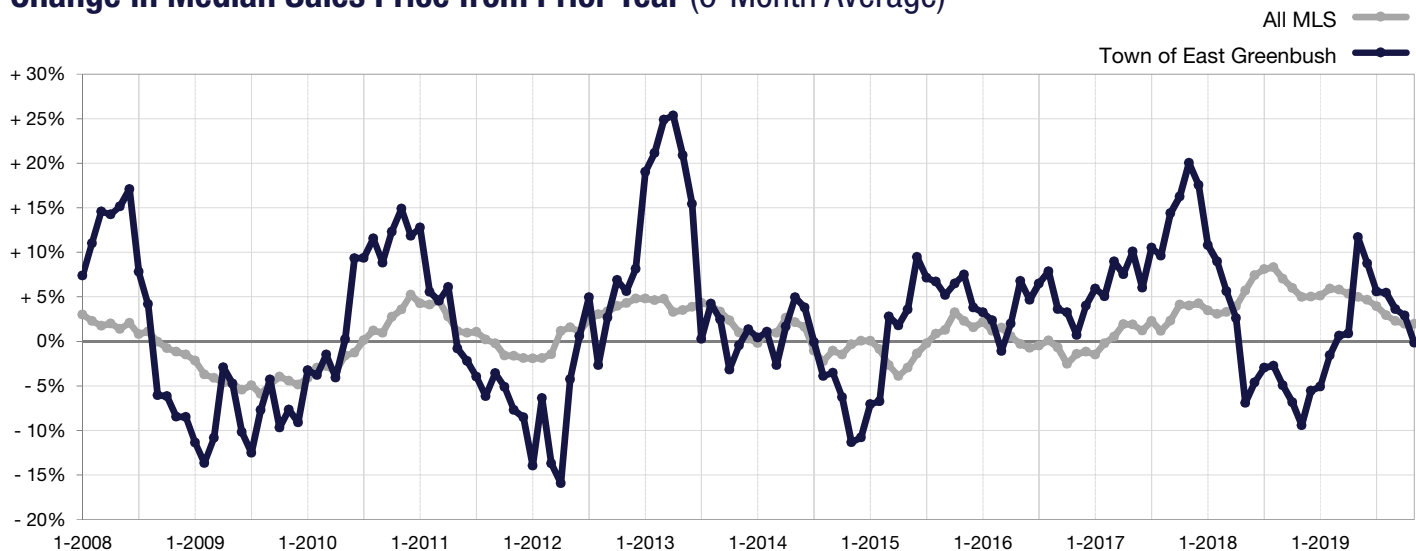
■ 2018 ■ 2019

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.