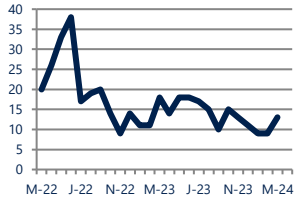




Units Sold

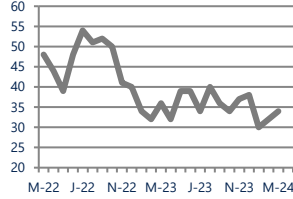
13



Down
Vs. Year Ago

Active Inventory

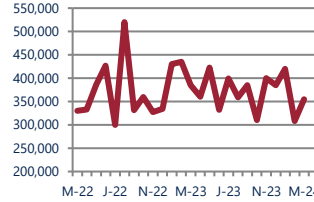
34



Down -6%
Vs. Year Ago

Median Sale Price

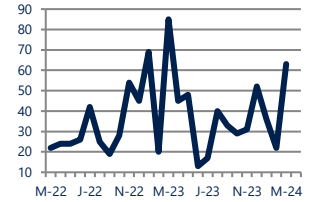
\$355,000



Down -8%
Vs. Year Ago

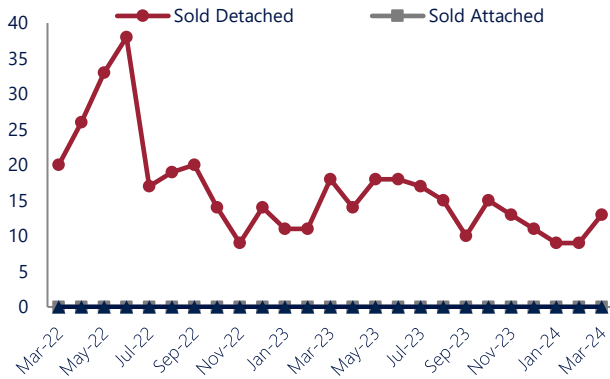
Days On Market

63



Down -26%
Vs. Year Ago

Units Sold*



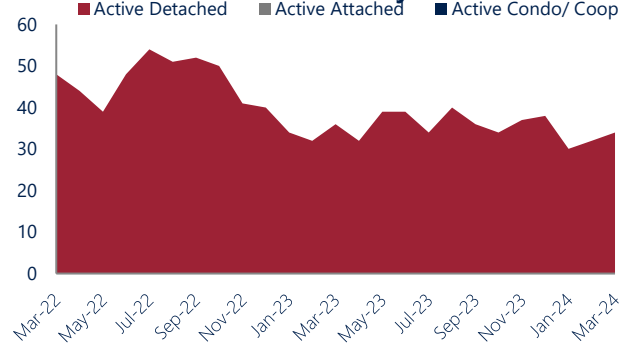
Units Sold

With relatively few transactions, there was an increase in total units sold in March, with 13 sold this month in Greene County. This month's total units sold was lower than at this time last year, a decrease from March 2023.

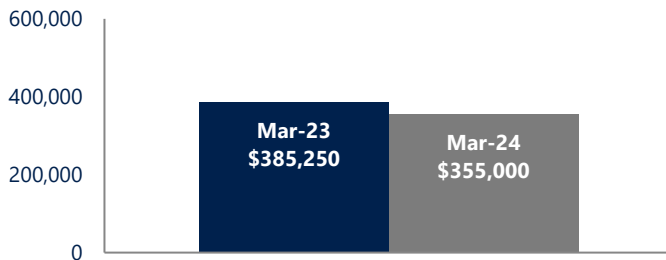
Active Inventory

Versus last year, the total number of homes available this month is lower by 2 units or 6%. The total number of active inventory this March was 34 compared to 36 in March 2023. This month's total of 34 is higher than the previous month's total supply of available inventory of 32, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Greene County Homes was \$385,250. This March, the median sale price was \$355,000, a decrease of 8% or \$30,250 compared to last year. The current median sold price is 15% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

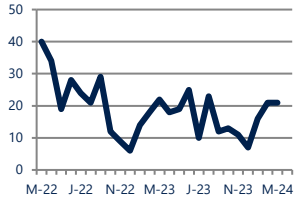
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CGAHR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CGAHR or Long & Foster Real Estate, Inc.



New Listings

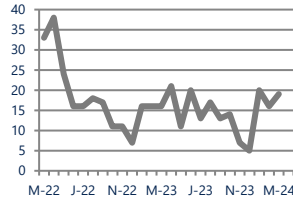
21



Down -5%
Vs. Year Ago

Current Contracts

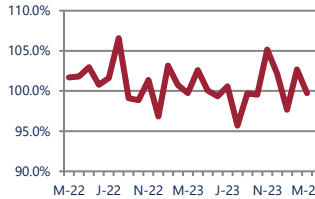
19



Up 19%
Vs. Year Ago

Sold Vs. List Price

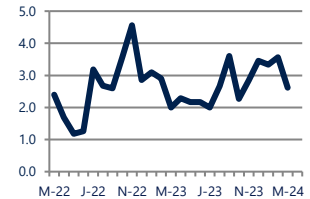
99.7%



No Change
Vs. Year Ago

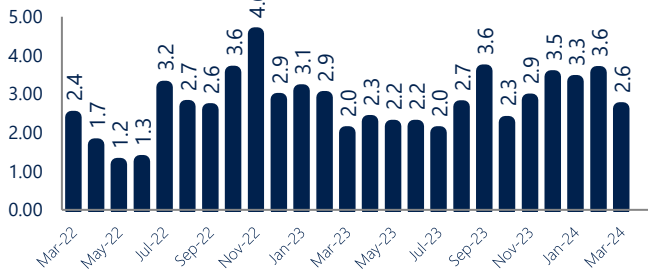
Months of Supply

2.6



Up 31%
Vs. Year Ago

Months Of Supply



Months of Supply

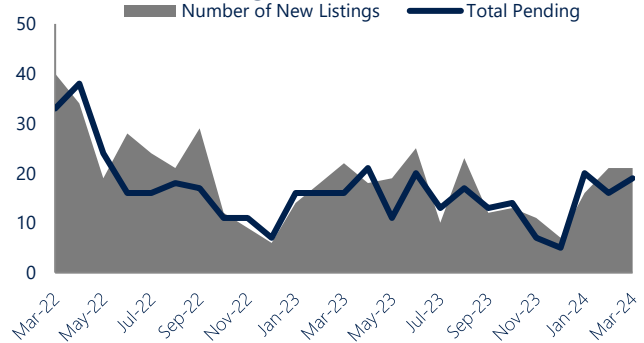
In March, there was 2.6 months of supply available in Greene County, compared to 2.0 in March 2023. That is an increase of 31% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

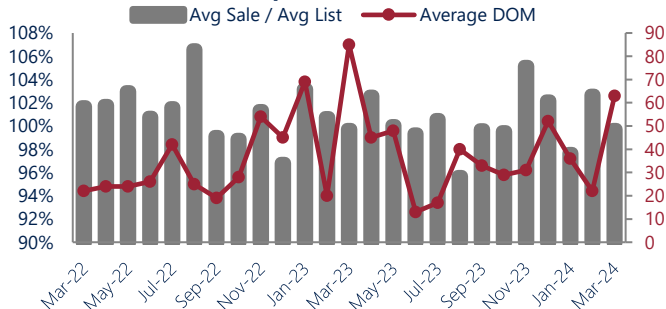
New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Greene County compared to 22 in March 2023, a decrease of 5%. There were 19 current contracts pending sale this March compared to 16 a year ago. The number of current contracts is 19% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Greene County was 99.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 63, lower than the average last year, which was 85, a decrease of 26%.