

# Local Market Update – January 2025

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



## Town of East Greenbush

**+ 7.7%**

**- 18.2%**

**- 2.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	14	+ 7.7%	13	14	+ 7.7%
Closed Sales	11	9	- 18.2%	11	9	- 18.2%
Median Sales Price*	\$370,000	\$360,000	- 2.7%	\$370,000	\$360,000	- 2.7%
Percent of Original List Price Received*	103.3%	97.9%	- 5.2%	103.3%	97.9%	- 5.2%
Days on Market Until Sale	30	37	+ 23.0%	30	37	+ 23.0%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.6	- 41.6%	--	--	--

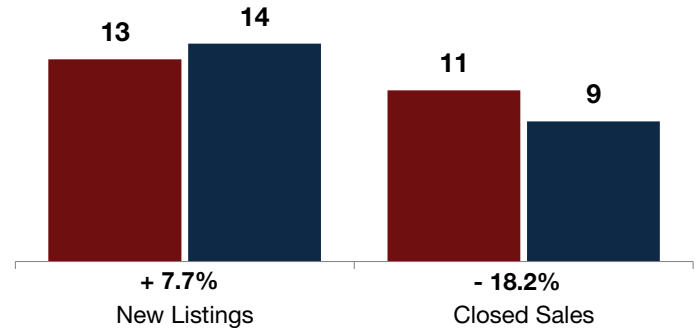
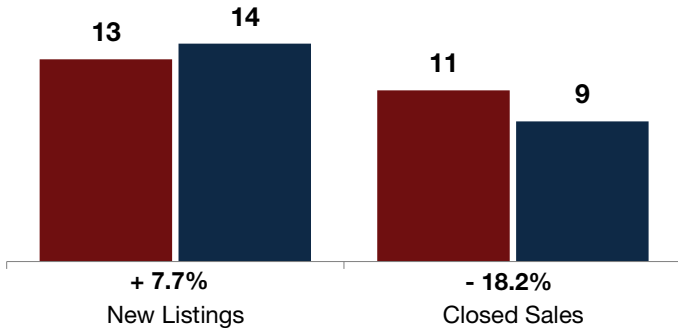
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

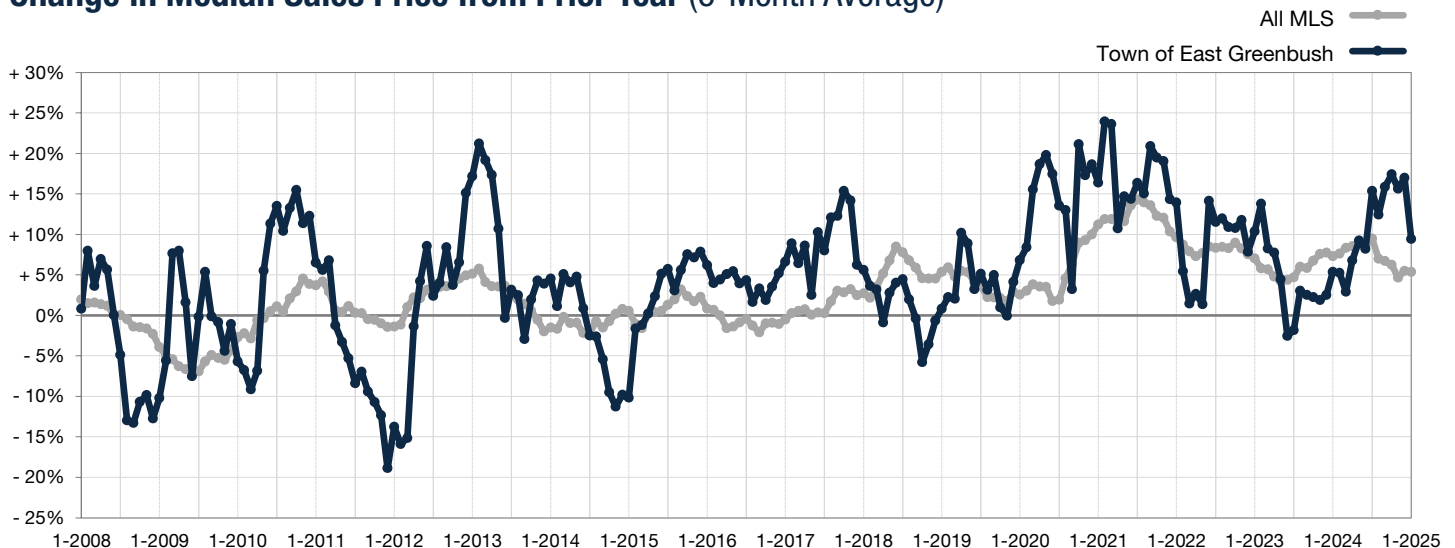
■ 2024 ■ 2025

### Year to Date

■ 2024 ■ 2025



### 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.