

Local Market Update – February 2025

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



Town of East Greenbush

+ 50.0%

- 45.5%

- 4.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	8	12	+ 50.0%	21	26	+ 23.8%
Closed Sales	11	6	- 45.5%	22	15	- 31.8%
Median Sales Price*	\$285,000	\$272,500	- 4.4%	\$290,500	\$299,500	+ 3.1%
Percent of Original List Price Received*	98.1%	97.8%	- 0.3%	100.7%	97.9%	- 2.8%
Days on Market Until Sale	11	20	+ 75.9%	21	30	+ 45.7%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	0.9	0.6	- 28.6%	--	--	--

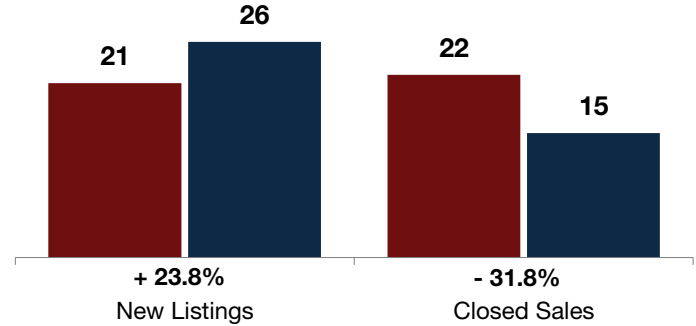
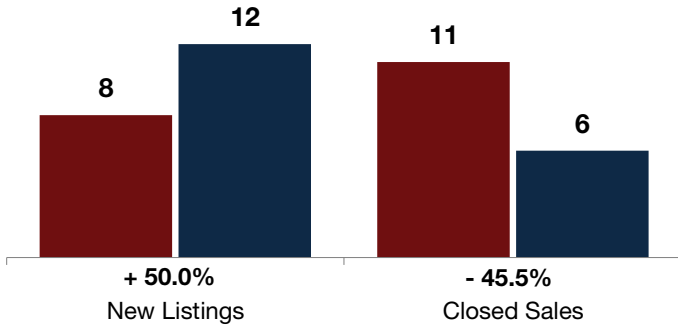
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

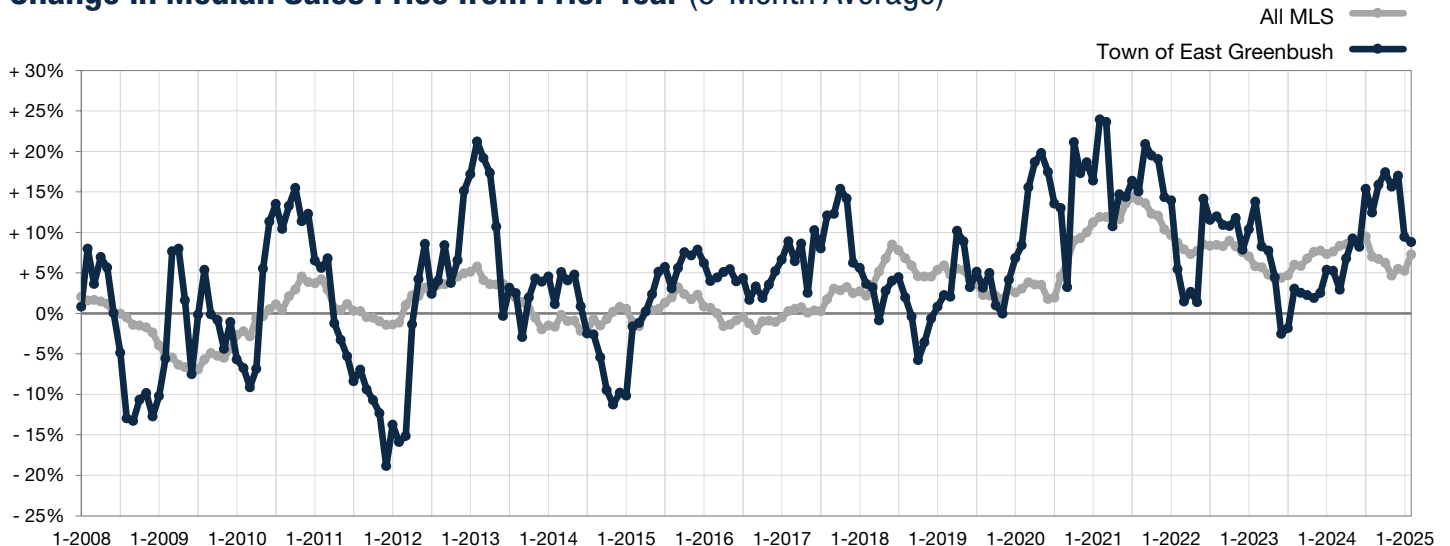
■ 2024 ■ 2025

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.