

Local Market Update – May 2025

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



Town of East Greenbush

- 8.7%

+ 66.7%

+ 1.8%

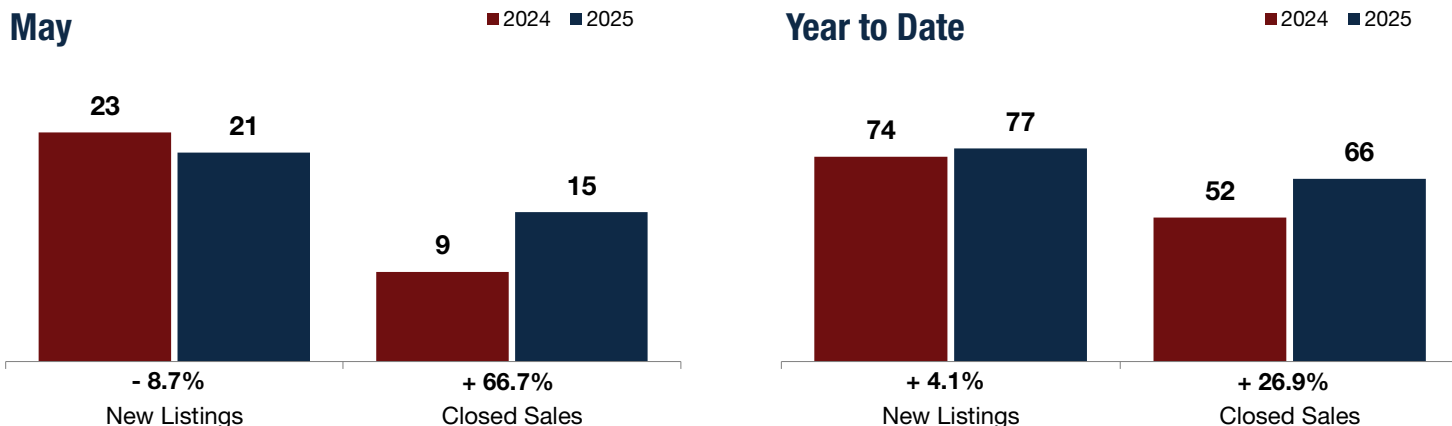
Change in
New Listings

Change in
Closed Sales

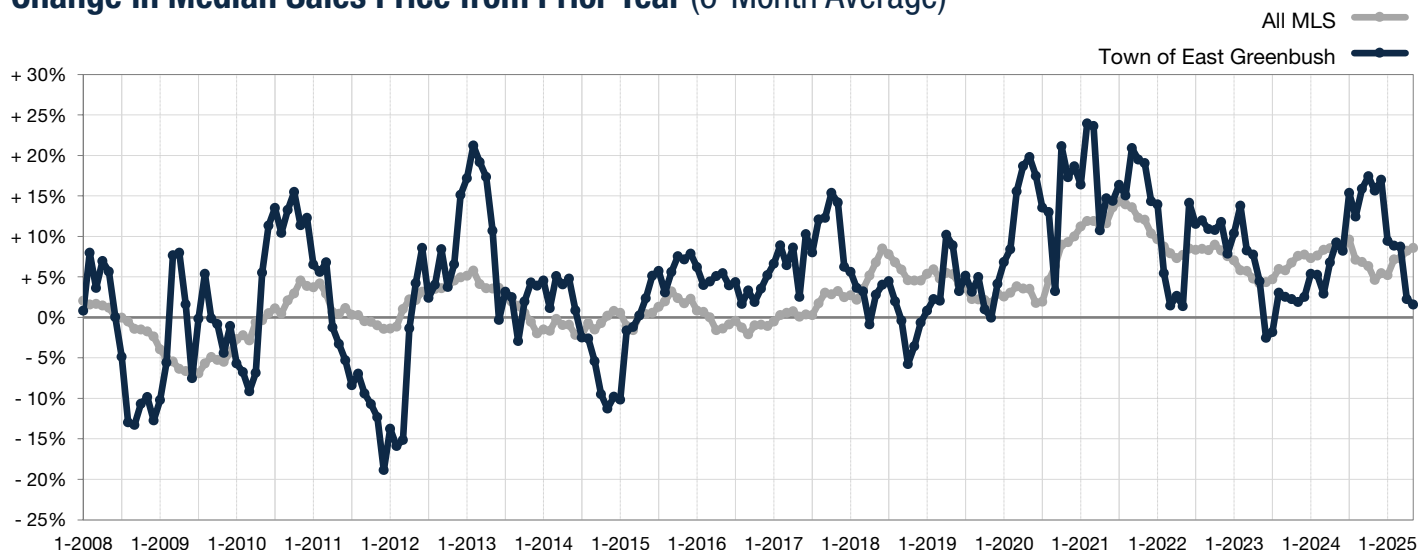
Change in
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	23	21	- 8.7%	74	77	+ 4.1%
Closed Sales	9	15	+ 66.7%	52	66	+ 26.9%
Median Sales Price*	\$329,000	\$335,000	+ 1.8%	\$302,500	\$299,750	- 0.9%
Percent of Original List Price Received*	107.2%	105.0%	- 2.1%	100.3%	100.0%	- 0.4%
Days on Market Until Sale	11	13	+ 15.2%	20	20	- 1.3%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 24.5%	--	--	--

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



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.