

# Local Market Update – June 2025

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



## Town of East Greenbush

**+ 32.0%**

**- 37.5%**

**+ 9.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	25	33	+ 32.0%	99	110	+ 11.1%
Closed Sales	16	10	- 37.5%	68	76	+ 11.8%
Median Sales Price*	\$304,500	\$334,250	+ 9.8%	\$302,500	\$302,500	0.0%
Percent of Original List Price Received*	100.9%	101.3%	+ 0.4%	100.5%	100.2%	- 0.3%
Days on Market Until Sale	18	7	- 58.7%	20	18	- 6.7%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 10.3%	--	--	--

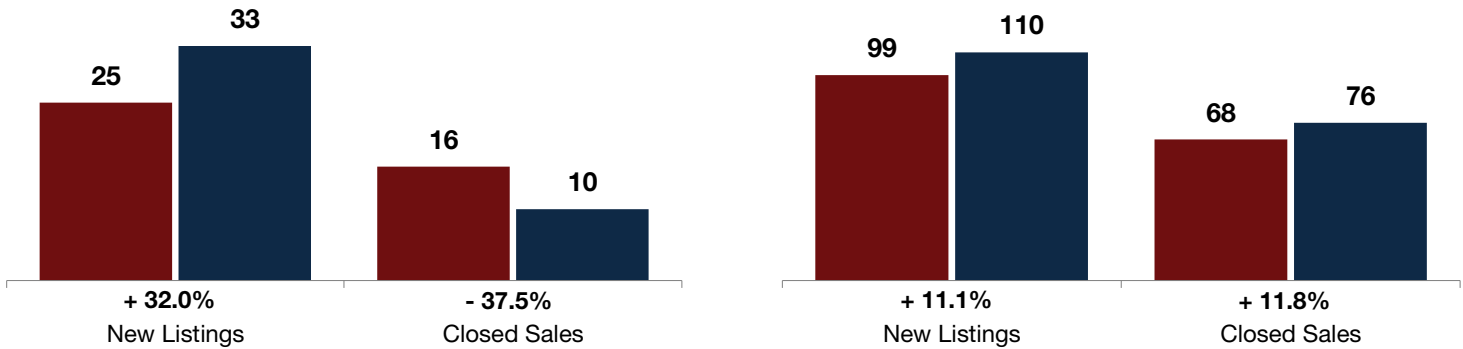
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

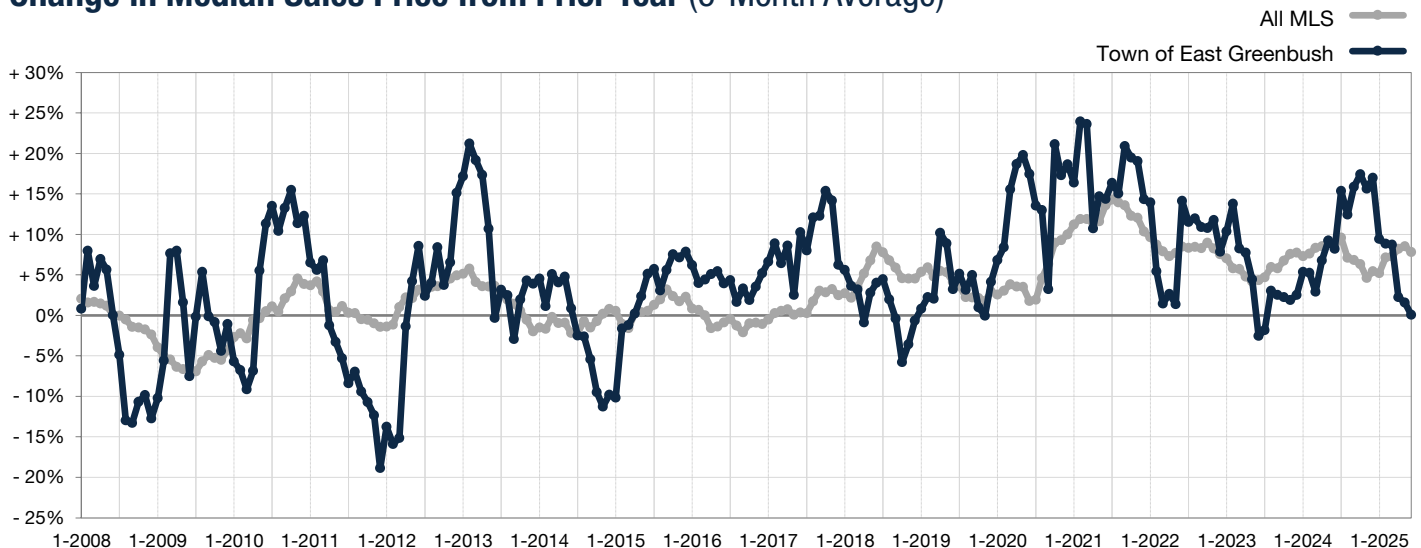
■ 2024 ■ 2025

### 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.