

Local Market Update – July 2025

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



Town of East Greenbush

- 33.3%

Change in
New Listings

- 17.4%

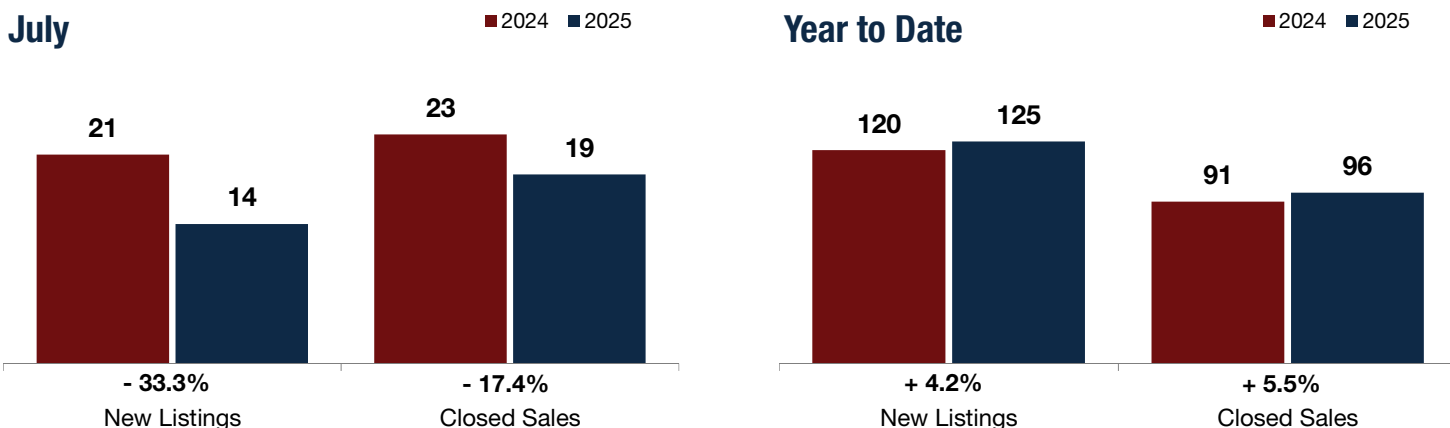
Change in
Closed Sales

- 0.1%

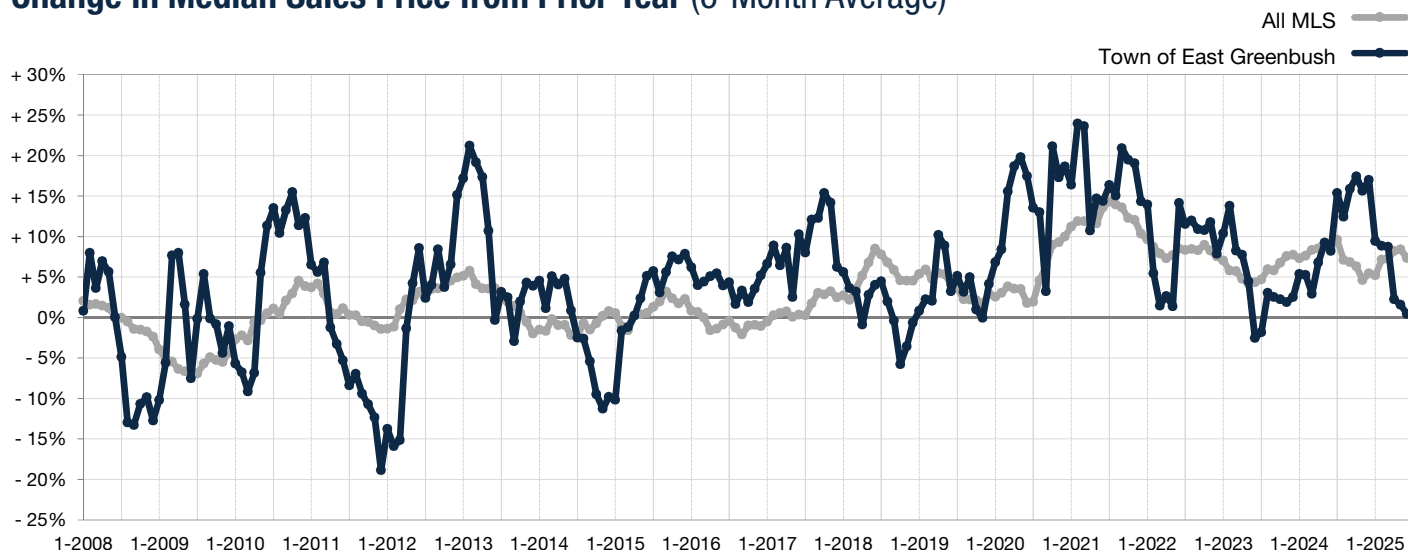
Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	21	14	- 33.3%	120	125	+ 4.2%
Closed Sales	23	19	- 17.4%	91	96	+ 5.5%
Median Sales Price*	\$365,524	\$365,000	- 0.1%	\$305,000	\$321,500	+ 5.4%
Percent of Original List Price Received*	102.8%	102.5%	- 0.3%	101.1%	100.7%	- 0.4%
Days on Market Until Sale	13	16	+ 16.7%	18	18	- 2.3%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 9.5%	--	--	--

* 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.