

Local Market Update – September 2025

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



Town of East Greenbush

+ 13.6%

- 23.1%

+ 7.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	25	+ 13.6%	164	166	+ 1.2%
Closed Sales	13	10	- 23.1%	121	127	+ 5.0%
Median Sales Price*	\$315,000	\$337,500	+ 7.1%	\$310,000	\$332,500	+ 7.3%
Percent of Original List Price Received*	102.5%	99.4%	- 3.0%	101.7%	101.0%	- 0.7%
Days on Market Until Sale	14	41	+ 191.6%	16	18	+ 9.9%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 10.4%	--	--	--

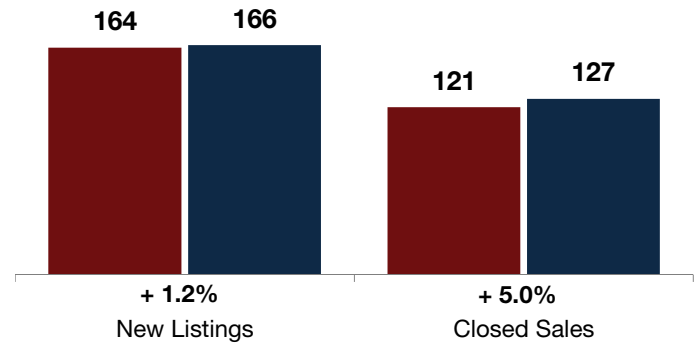
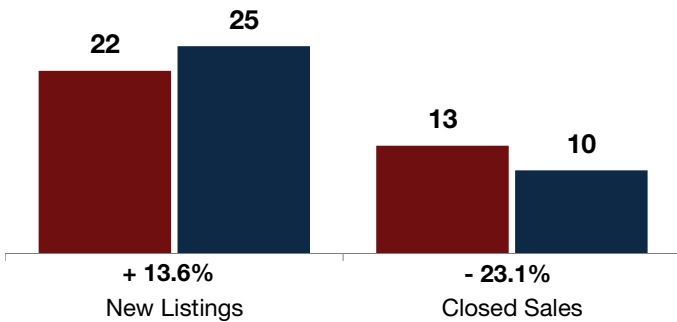
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

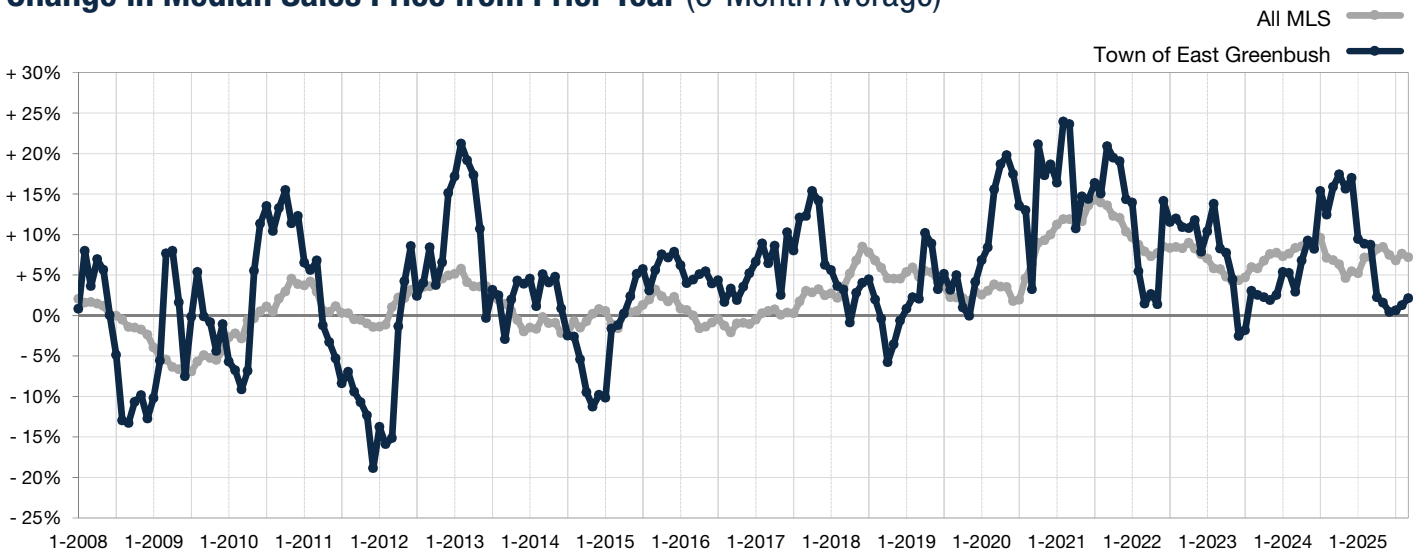
■ 2024 ■ 2025

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.