

Local Market Update – October 2025

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



Town of East Greenbush

0.0%

Change in
New Listings

+ 11.1%

Change in
Closed Sales

- 8.8%

Change in
Median Sales Price

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	15	0.0%	179	182	+ 1.7%
Closed Sales	18	20	+ 11.1%	139	147	+ 5.8%
Median Sales Price*	\$342,500	\$312,500	- 8.8%	\$320,000	\$332,500	+ 3.9%
Percent of Original List Price Received*	100.9%	99.0%	- 2.0%	101.6%	100.8%	- 0.9%
Days on Market Until Sale	16	21	+ 35.3%	16	18	+ 13.2%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 92.0%	--	--	--

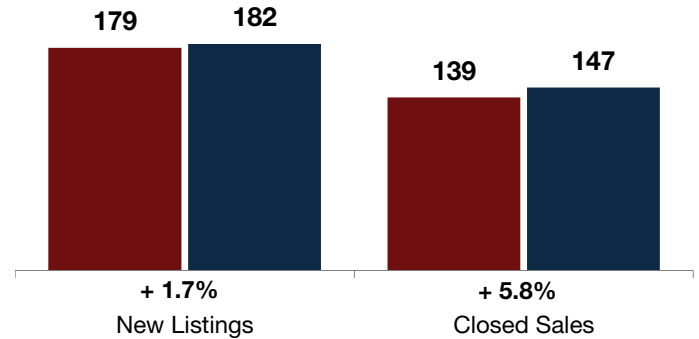
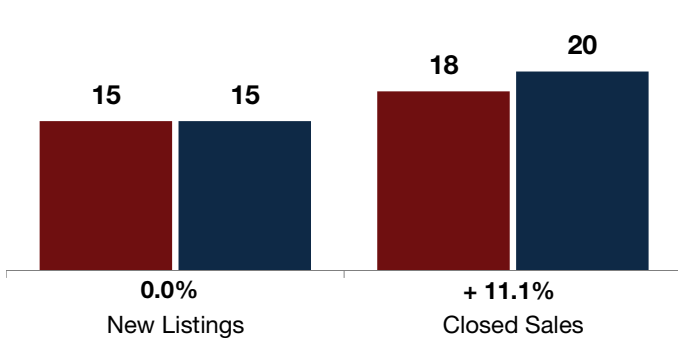
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

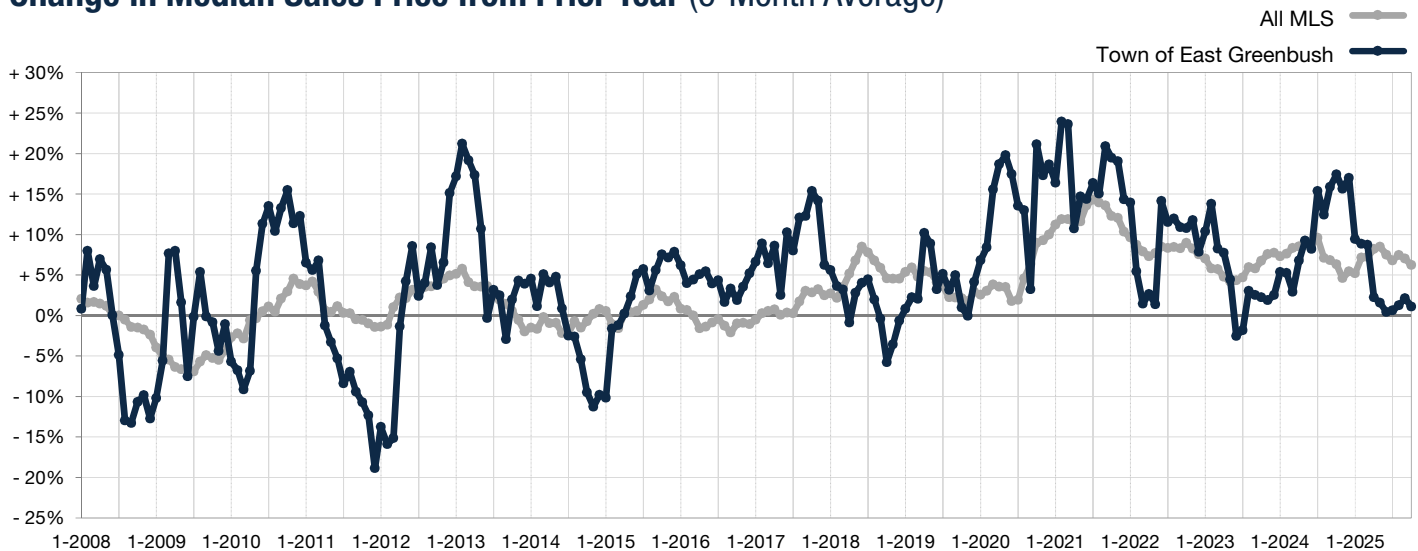
■ 2024 ■ 2025

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.