

Local Market Update – November 2025

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



Town of East Greenbush

- 46.7%

Change in
New Listings

- 52.4%

Change in
Closed Sales

- 8.5%

Change in
Median Sales Price

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	8	- 46.7%	194	190	- 2.1%
Closed Sales	21	10	- 52.4%	160	158	- 1.3%
Median Sales Price*	\$325,000	\$297,500	- 8.5%	\$320,000	\$331,250	+ 3.5%
Percent of Original List Price Received*	99.6%	95.4%	- 4.2%	101.4%	100.5%	- 0.9%
Days on Market Until Sale	16	22	+ 35.7%	16	19	+ 14.1%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 43.1%	--	--	--

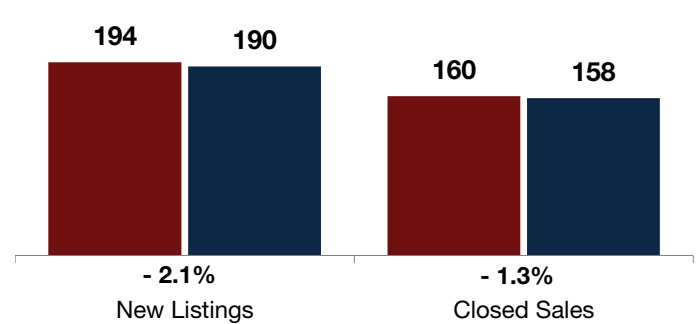
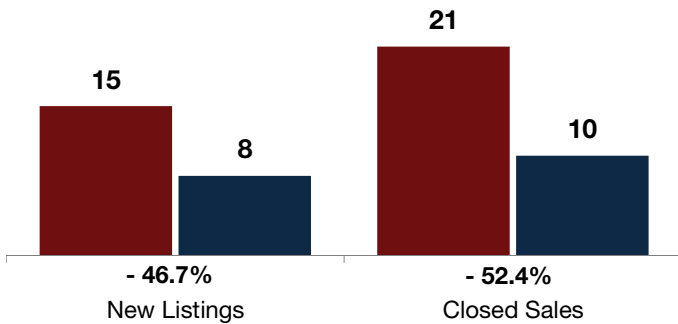
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

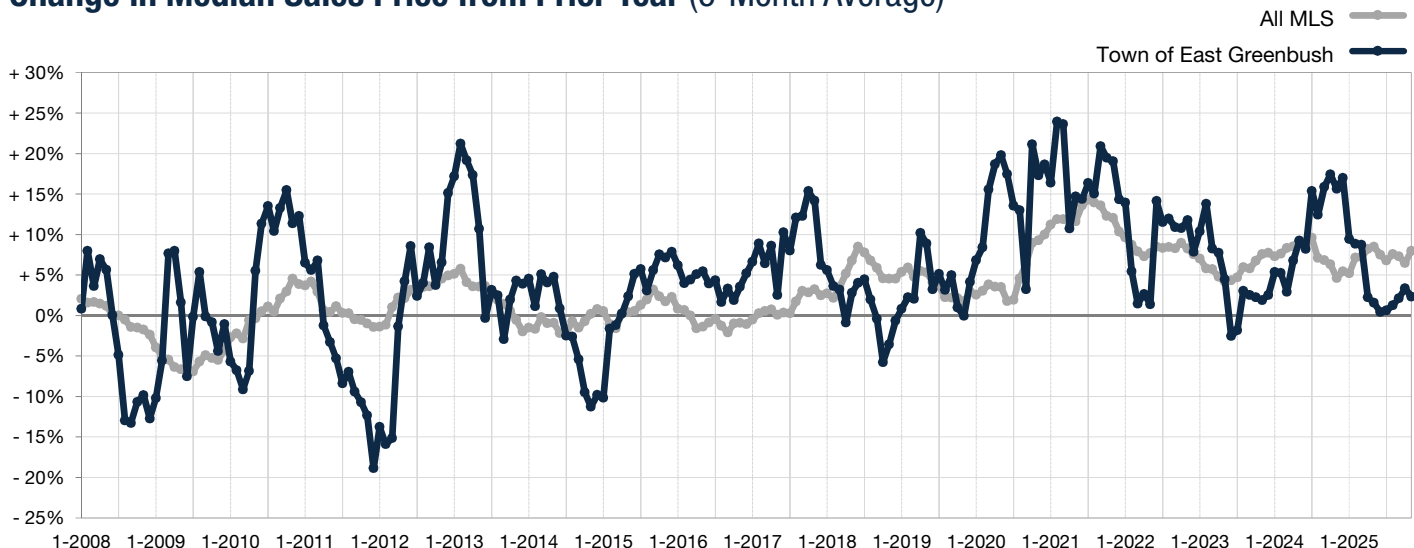
■ 2024 ■ 2025

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.