

Local Market Update – December 2025

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



Town of East Greenbush

+ 54.5%

- 42.9%

+ 7.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

| | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 11 | 17 | + 54.5% | 205 | 208 | + 1.5% |
| Closed Sales | 21 | 12 | - 42.9% | 181 | 171 | - 5.5% |
| Median Sales Price* | \$349,000 | \$375,000 | + 7.4% | \$320,000 | \$332,500 | + 3.9% |
| Percent of Original List Price Received* | 97.8% | 97.9% | + 0.1% | 101.0% | 100.3% | - 0.6% |
| Days on Market Until Sale | 29 | 24 | - 16.4% | 18 | 19 | + 6.2% |
| Inventory of Homes for Sale | 20 | 30 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 2.0 | + 48.3% | -- | -- | -- |

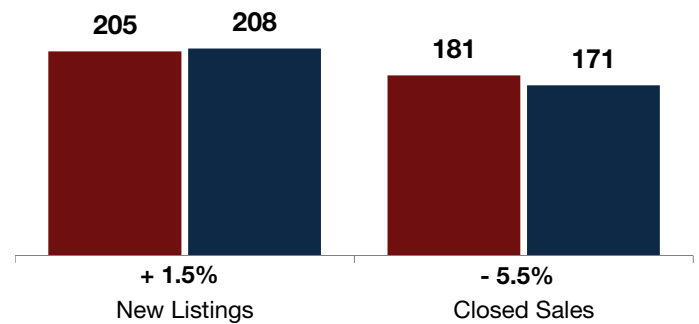
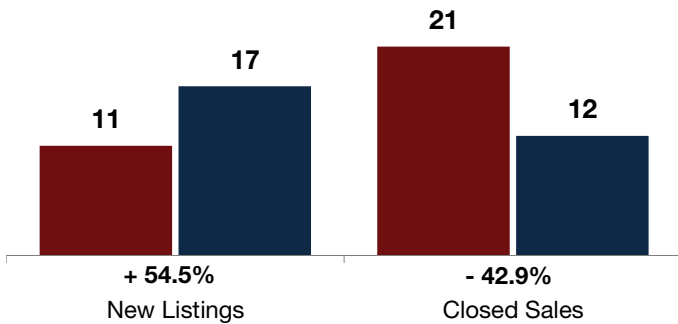
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

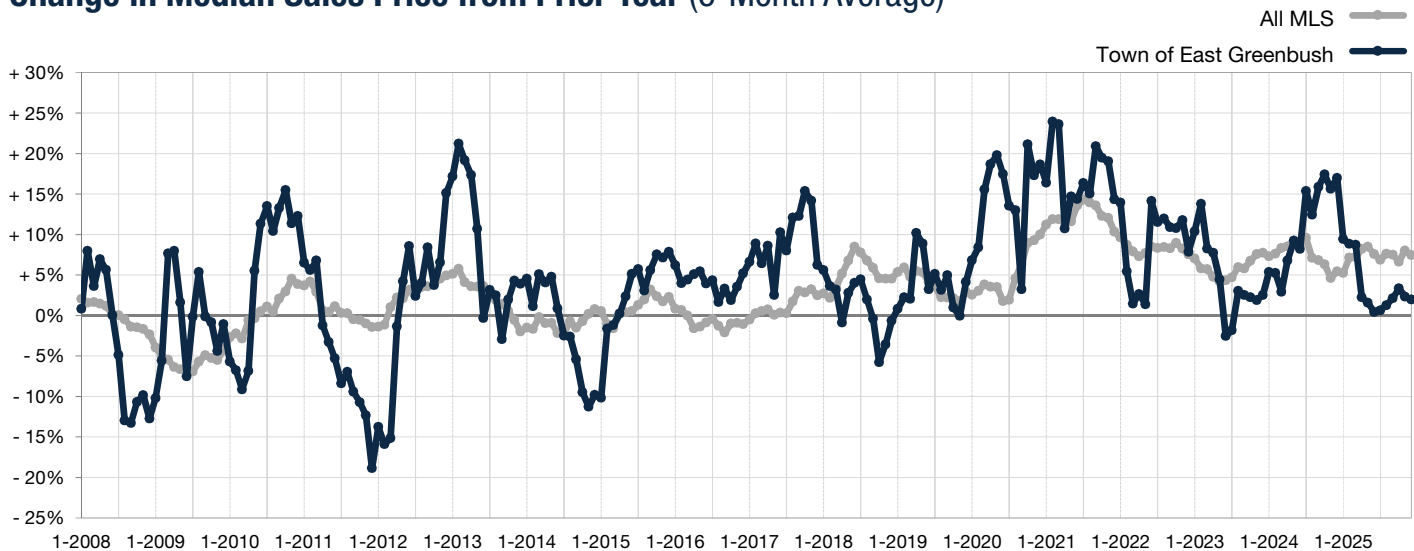
■ 2024 ■ 2025

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.