

Local Market Update – January 2026

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



Town of East Greenbush

- 7.1%

Change in
New Listings

- 33.3%

Change in
Closed Sales

- 19.4%

Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	14	13	- 7.1%	14	13	- 7.1%
Closed Sales	9	6	- 33.3%	9	6	- 33.3%
Median Sales Price*	\$360,000	\$290,000	- 19.4%	\$360,000	\$290,000	- 19.4%
Percent of Original List Price Received*	97.9%	96.0%	- 1.9%	97.9%	96.0%	- 1.9%
Days on Market Until Sale	37	51	+ 38.6%	37	51	+ 38.6%
Inventory of Homes for Sale	13	31	+ 138.5%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 155.4%	--	--	--

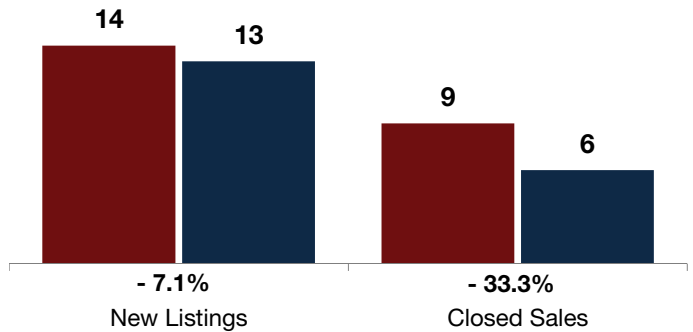
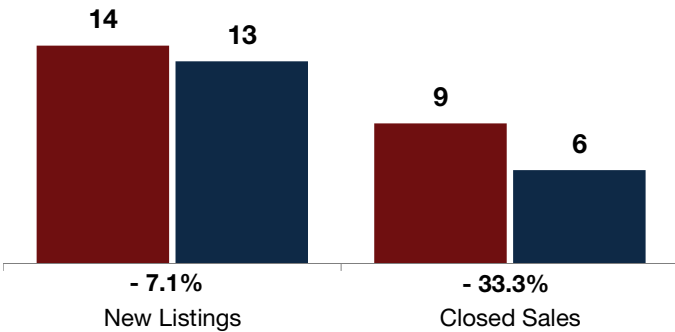
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

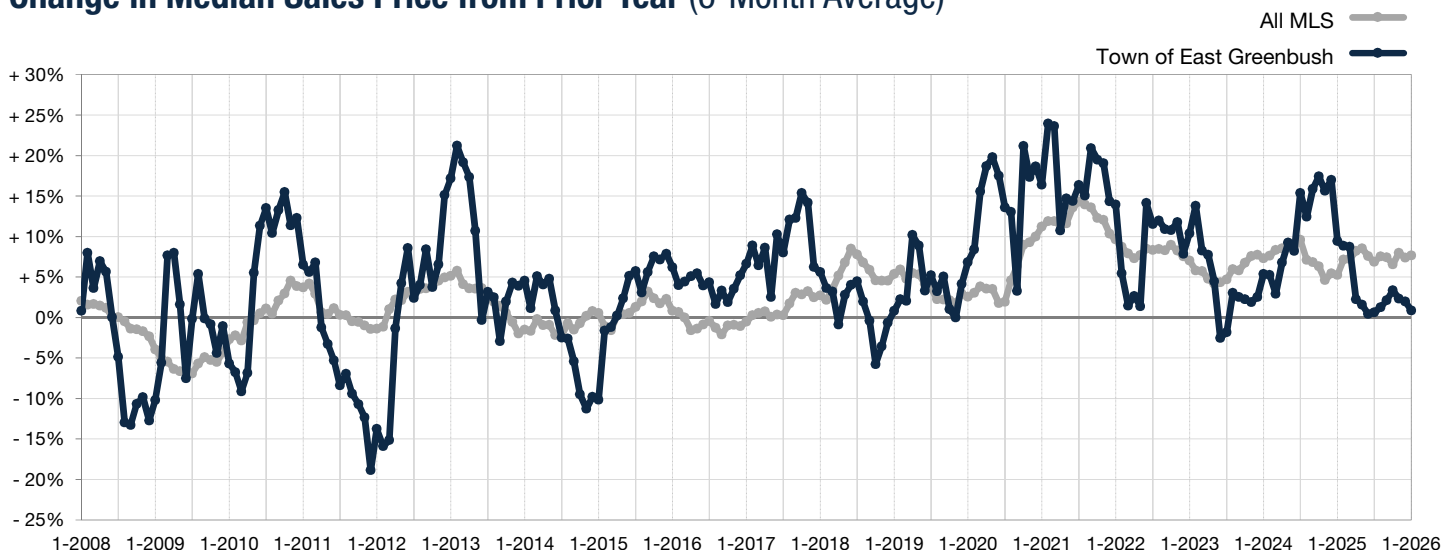
■ 2025 ■ 2026

Year to Date

■ 2025 ■ 2026



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.