

Local Market Update – February 2026

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



Town of East Greenbush

+ 53.8%

0.0%

+ 12.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	13	20	+ 53.8%	27	33	+ 22.2%
Closed Sales	7	7	0.0%	16	14	- 12.5%
Median Sales Price*	\$280,000	\$315,000	+ 12.5%	\$299,250	\$307,500	+ 2.8%
Percent of Original List Price Received*	98.1%	101.0%	+ 3.0%	98.0%	98.7%	+ 0.8%
Days on Market Until Sale	19	25	+ 31.6%	29	34	+ 18.5%
Inventory of Homes for Sale	13	26	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 105.6%	--	--	--

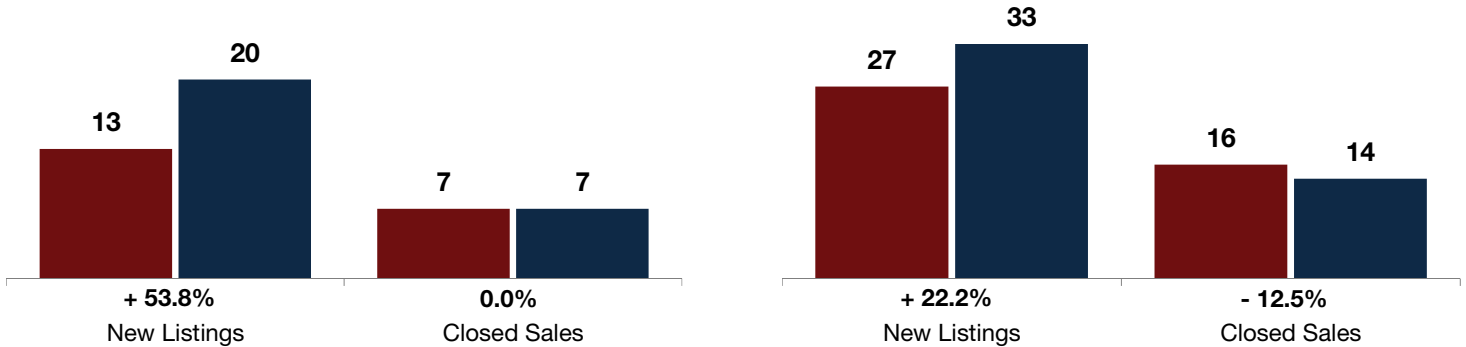
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

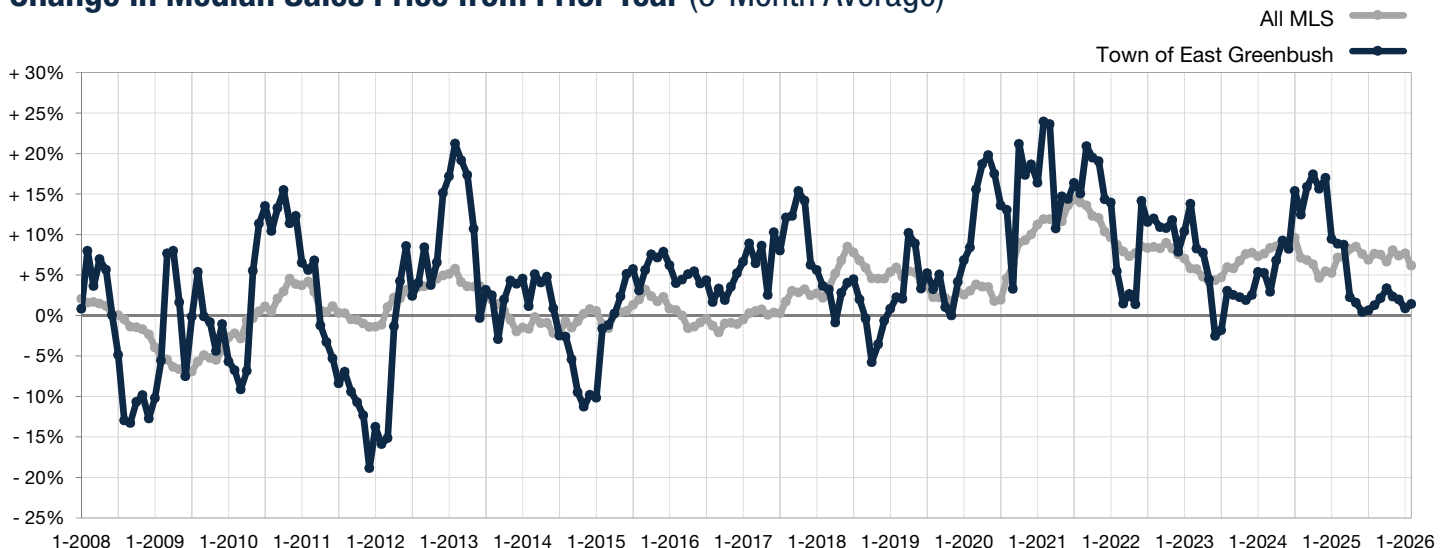
■ 2025 ■ 2026

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.