

Local Market Update – March 2026

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



Town of East Greenbush

- 52.6%

0.0%

+ 16.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	19	9	- 52.6%	46	42	- 8.7%
Closed Sales	18	18	0.0%	34	32	- 5.9%
Median Sales Price*	\$277,450	\$322,500	+ 16.2%	\$292,250	\$317,500	+ 8.6%
Percent of Original List Price Received*	96.8%	102.4%	+ 5.8%	97.4%	100.8%	+ 3.6%
Days on Market Until Sale	22	21	- 7.5%	25	27	+ 4.6%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 144.8%	--	--	--

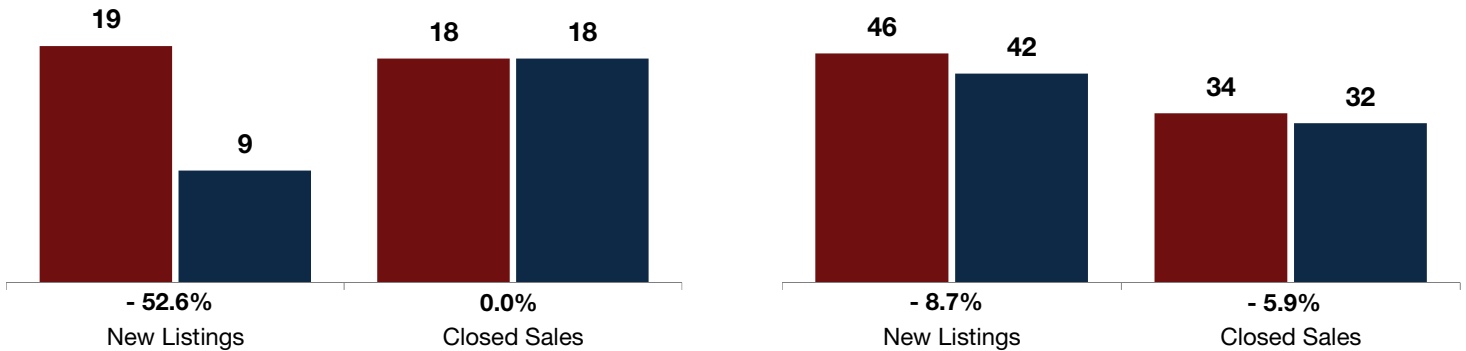
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

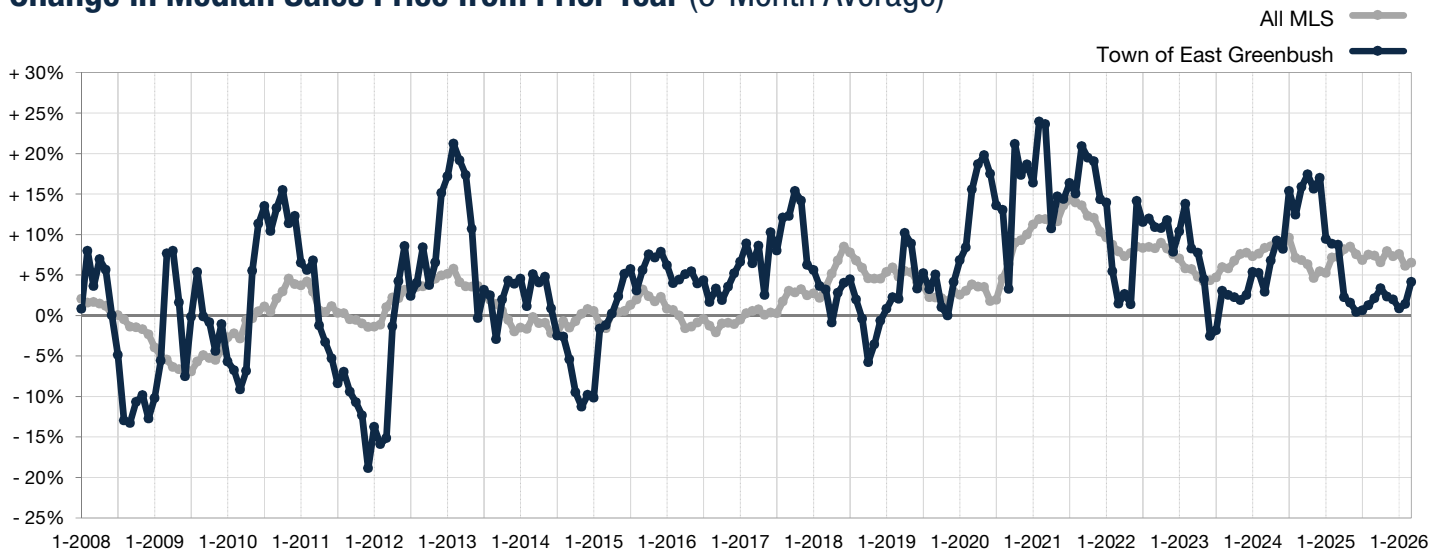
■ 2025 ■ 2026

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.