

Local Market Update – April 2026

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



Town of East Greenbush

+ 90.9%

Change in
New Listings

+ 5.9%

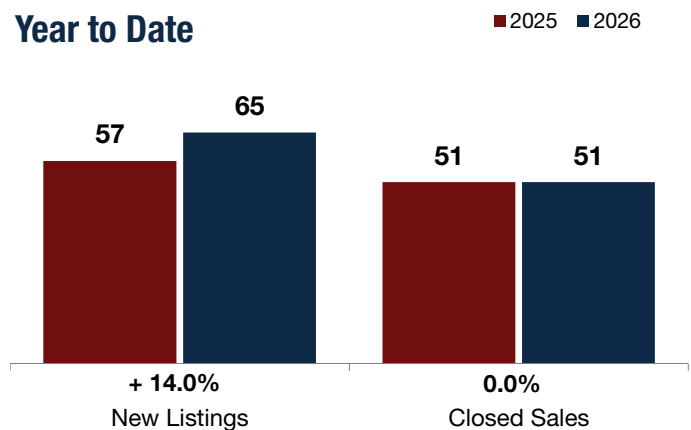
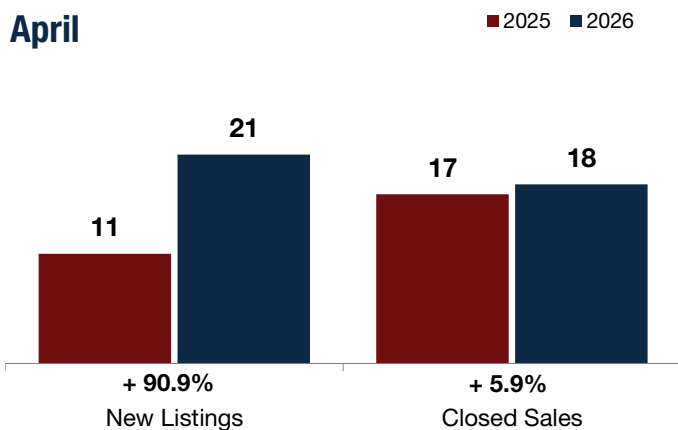
Change in
Closed Sales

+ 13.9%

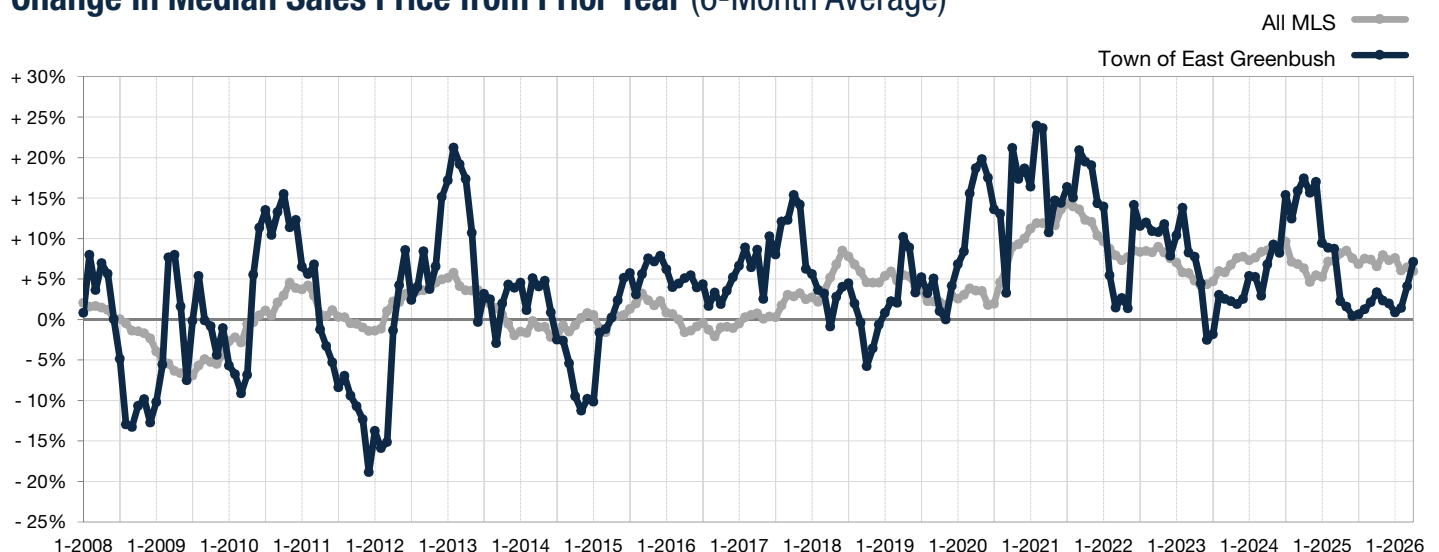
Change in
Median Sales Price

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	11	21	+ 90.9%	57	65	+ 14.0%
Closed Sales	17	18	+ 5.9%	51	51	0.0%
Median Sales Price*	\$305,000	\$347,500	+ 13.9%	\$299,500	\$320,000	+ 6.8%
Percent of Original List Price Received*	100.8%	98.5%	- 2.3%	98.5%	99.7%	+ 1.2%
Days on Market Until Sale	16	29	+ 81.1%	22	28	+ 25.8%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.1%	--	--	--

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



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.