

Local Market Update – January 2025

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



North Colonie

- 13.5%

Change in
New Listings

- 12.5%

Change in
Closed Sales

+ 14.1%

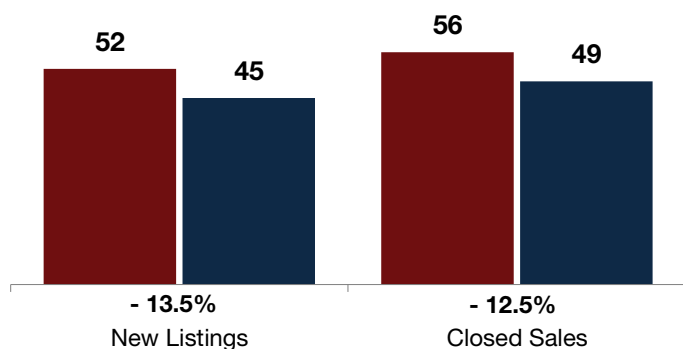
Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	52	45	- 13.5%	52	45	- 13.5%
Closed Sales	56	49	- 12.5%	56	49	- 12.5%
Median Sales Price*	\$320,000	\$365,000	+ 14.1%	\$320,000	\$365,000	+ 14.1%
Percent of Original List Price Received*	99.7%	99.1%	- 0.6%	99.7%	99.1%	- 0.6%
Days on Market Until Sale	30	45	+ 48.8%	30	45	+ 48.8%
Inventory of Homes for Sale	80	54	- 32.5%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

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

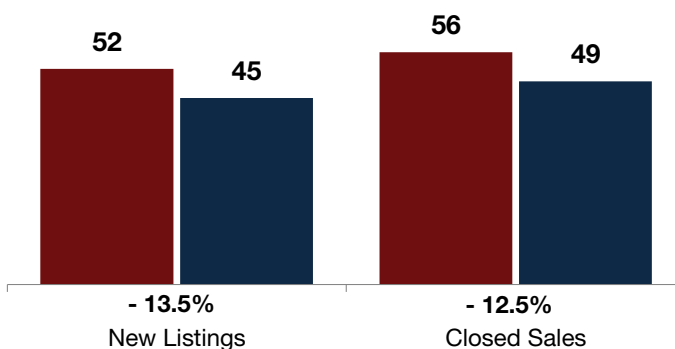
January

■ 2024 ■ 2025

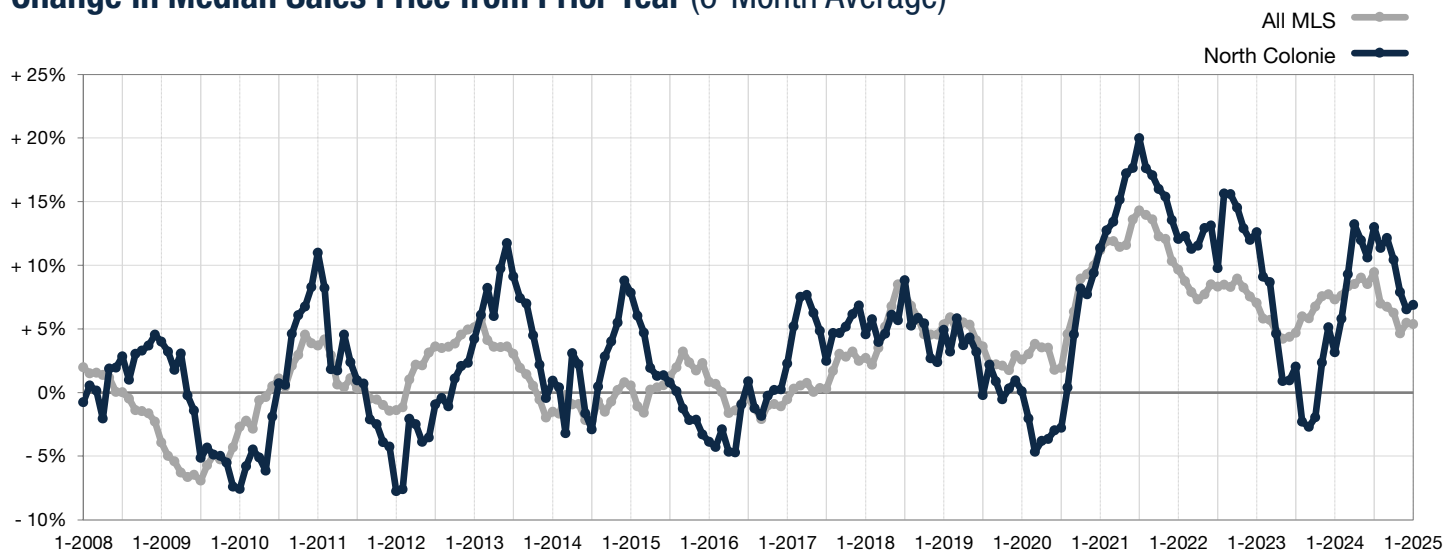


Year to Date

■ 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.