

Local Market Update – February 2025

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



North Colonie

- 41.2%

0.0%

- 8.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	68	40	- 41.2%	120	85	- 29.2%
Closed Sales	36	36	0.0%	92	88	- 4.3%
Median Sales Price*	\$362,500	\$332,500	- 8.3%	\$334,000	\$341,450	+ 2.2%
Percent of Original List Price Received*	104.1%	98.8%	- 5.1%	101.5%	99.1%	- 2.4%
Days on Market Until Sale	28	32	+ 13.5%	29	38	+ 30.7%
Inventory of Homes for Sale	82	56	- 31.7%	--	--	--
Months Supply of Inventory	1.3	0.9	- 35.0%	--	--	--

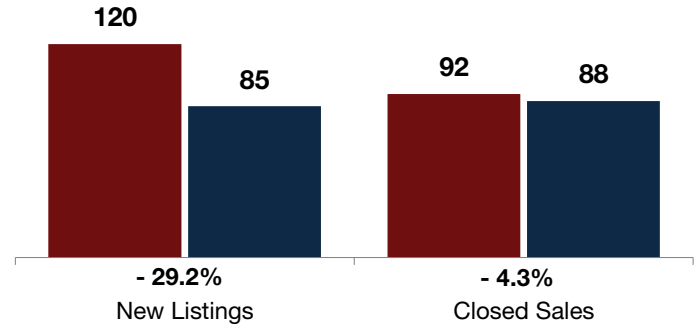
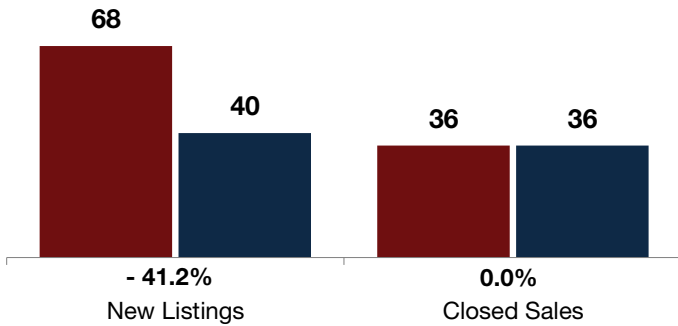
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

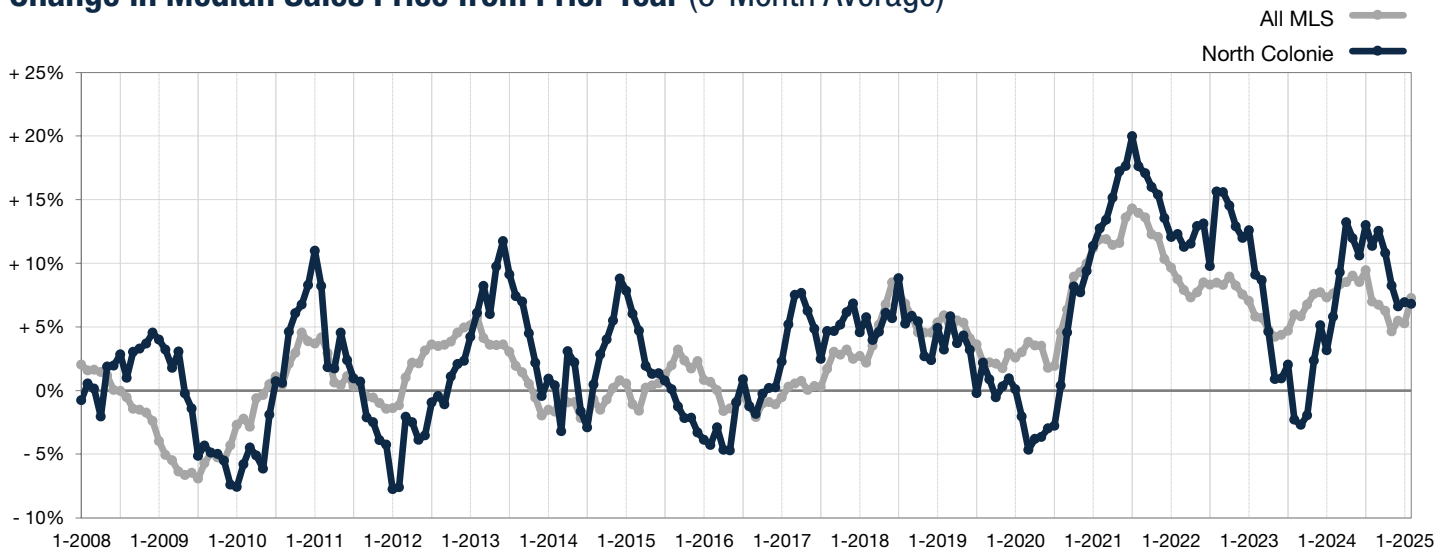
■ 2024 ■ 2025

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.