

# Local Market Update – May 2025

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



**- 15.8%**

**+ 13.2%**

**- 11.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

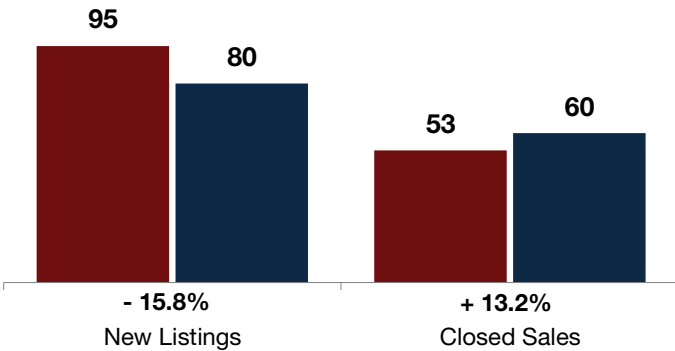
## North Colonie

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	95	80	- 15.8%	374	315	- 15.8%
Closed Sales	53	60	+ 13.2%	260	241	- 7.3%
Median Sales Price*	\$400,000	<b>\$355,450</b>	- 11.1%	\$364,011	<b>\$354,900</b>	- 2.5%
Percent of Original List Price Received*	103.5%	<b>103.8%</b>	+ 0.2%	102.3%	<b>100.7%</b>	- 1.6%
Days on Market Until Sale	16	<b>21</b>	+ 29.2%	26	<b>29</b>	+ 12.1%
Inventory of Homes for Sale	100	<b>76</b>	- 24.0%	--	--	--
Months Supply of Inventory	1.6	<b>1.2</b>	- 25.0%	--	--	--

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

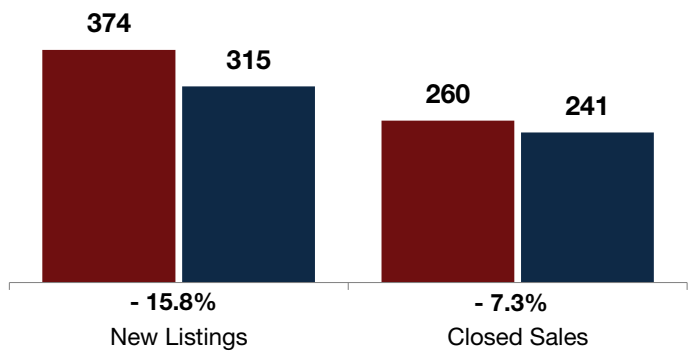
### May

■ 2024 ■ 2025

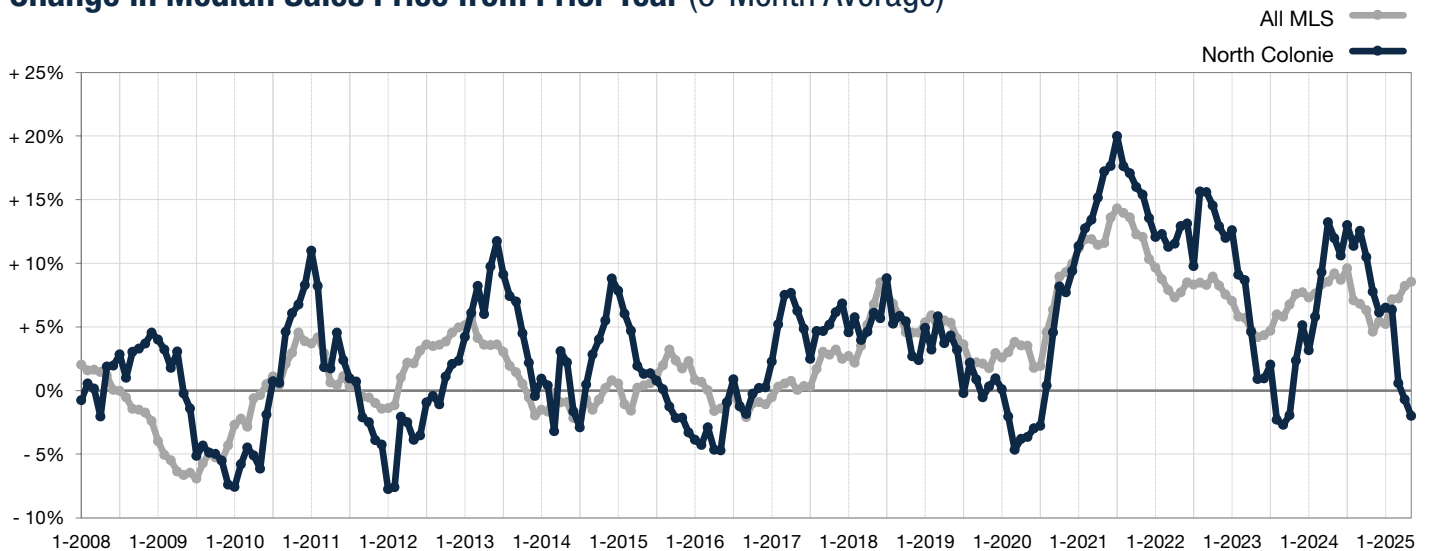


### Year to Date

■ 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.