

Local Market Update – June 2025

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



North Colonie

- 16.3%

Change in
New Listings

- 8.1%

Change in
Closed Sales

- 4.1%

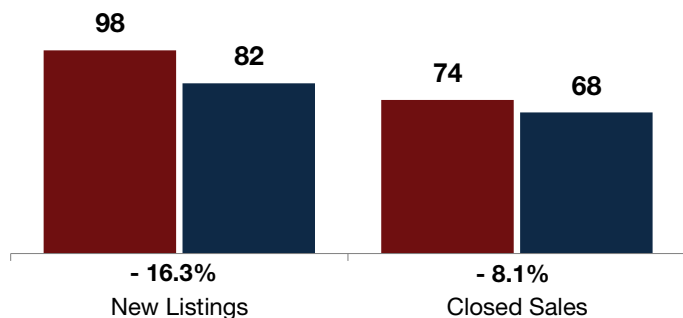
Change in
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	98	82	- 16.3%	472	405	- 14.2%
Closed Sales	74	68	- 8.1%	334	314	- 6.0%
Median Sales Price*	\$391,000	\$374,950	- 4.1%	\$370,000	\$356,500	- 3.6%
Percent of Original List Price Received*	104.1%	105.6%	+ 1.5%	102.7%	101.8%	- 0.9%
Days on Market Until Sale	16	14	- 12.9%	23	25	+ 7.1%
Inventory of Homes for Sale	104	82	- 21.2%	--	--	--
Months Supply of Inventory	1.6	1.3	- 20.2%	--	--	--

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

June

■ 2024 ■ 2025

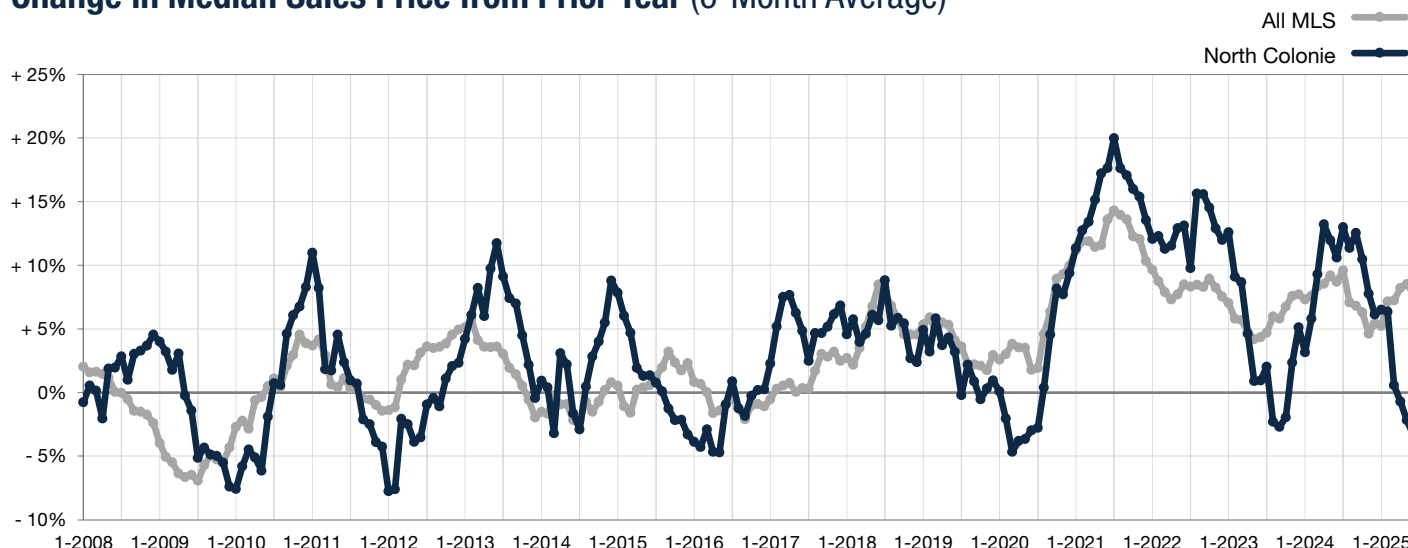


Year to Date

■ 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.