

Local Market Update – July 2025

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



- 8.2%

- 12.0%

+ 4.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

North Colonie

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	97	89	- 8.2%	569	500	- 12.1%
Closed Sales	75	66	- 12.0%	409	381	- 6.8%
Median Sales Price*	\$392,000	\$410,000	+ 4.6%	\$371,769	\$365,000	- 1.8%
Percent of Original List Price Received*	103.1%	103.8%	+ 0.7%	102.8%	102.1%	- 0.6%
Days on Market Until Sale	19	19	- 0.4%	23	24	+ 5.9%
Inventory of Homes for Sale	118	88	- 25.4%	--	--	--
Months Supply of Inventory	1.9	1.4	- 25.2%	--	--	--

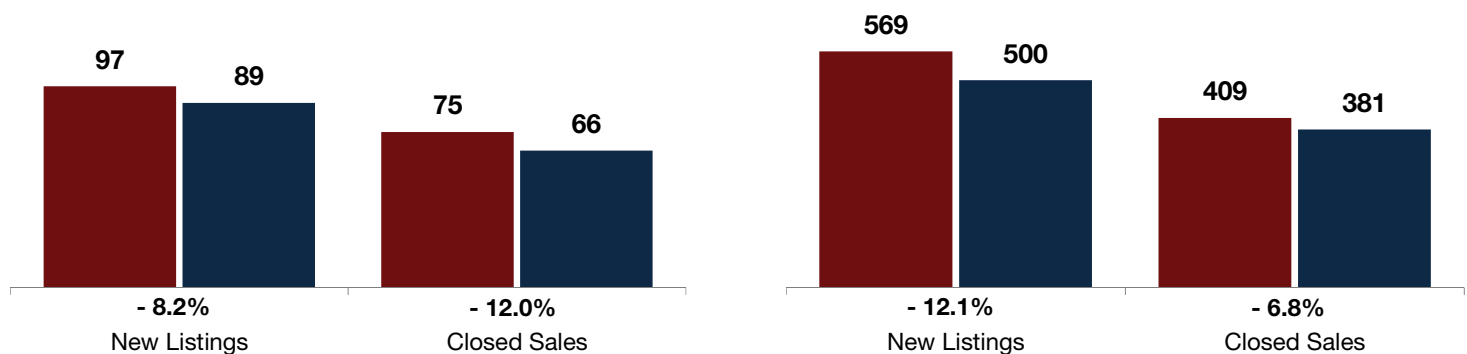
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

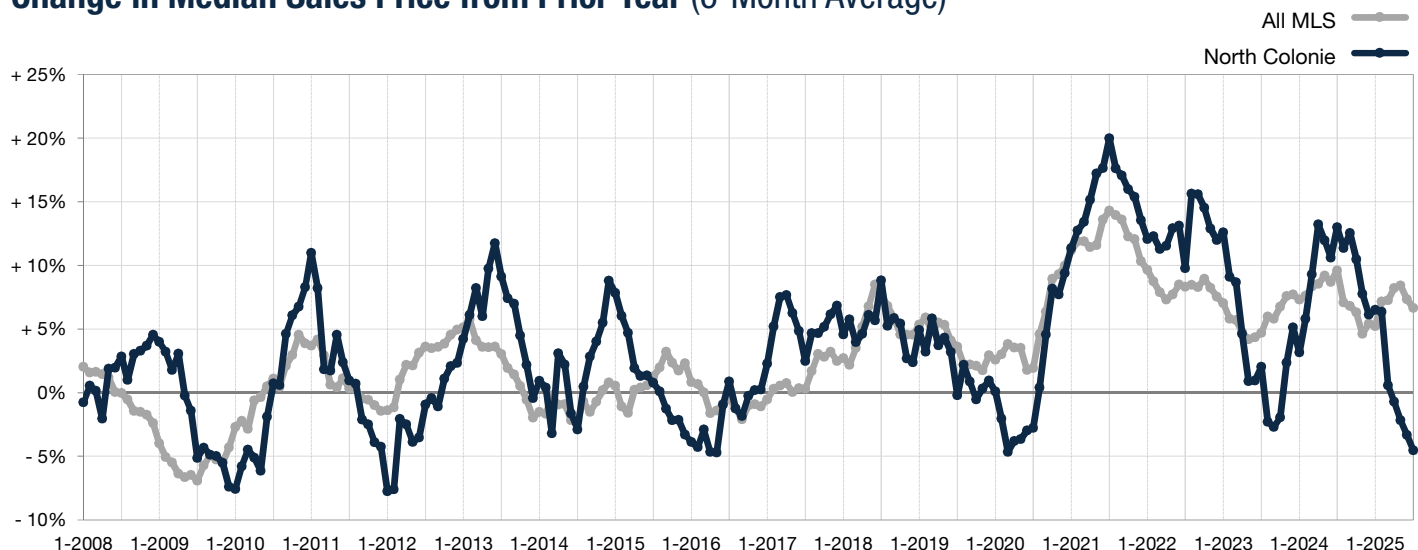
■ 2024 ■ 2025

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.