

# Local Market Update – August 2025

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



**- 15.3%**

Change in  
New Listings

**- 2.7%**

Change in  
Closed Sales

**+ 8.6%**

Change in  
Median Sales Price

## North Colonie

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	98	83	- 15.3%	667	586	- 12.1%
Closed Sales	74	72	- 2.7%	483	458	- 5.2%
Median Sales Price*	\$365,500	<b>\$397,000</b>	+ 8.6%	\$370,000	<b>\$372,500</b>	+ 0.7%
Percent of Original List Price Received*	103.3%	<b>102.5%</b>	- 0.8%	102.9%	<b>102.2%</b>	- 0.7%
Days on Market Until Sale	16	<b>14</b>	- 15.7%	22	<b>23</b>	+ 4.0%
Inventory of Homes for Sale	101	<b>108</b>	+ 6.9%	--	--	--
Months Supply of Inventory	1.5	<b>1.8</b>	+ 16.3%	--	--	--

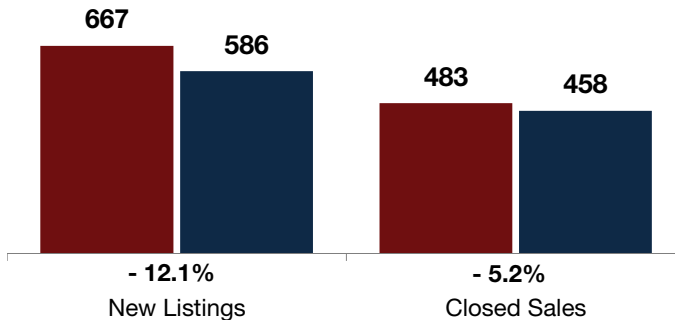
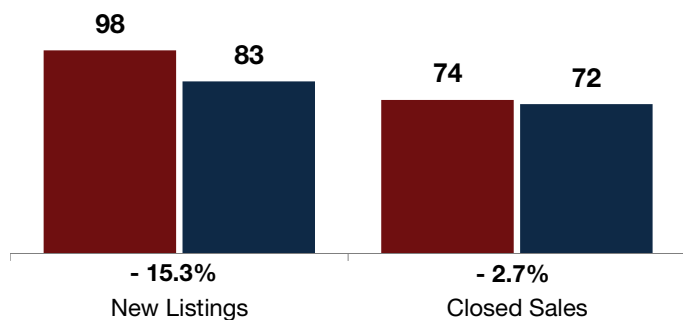
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

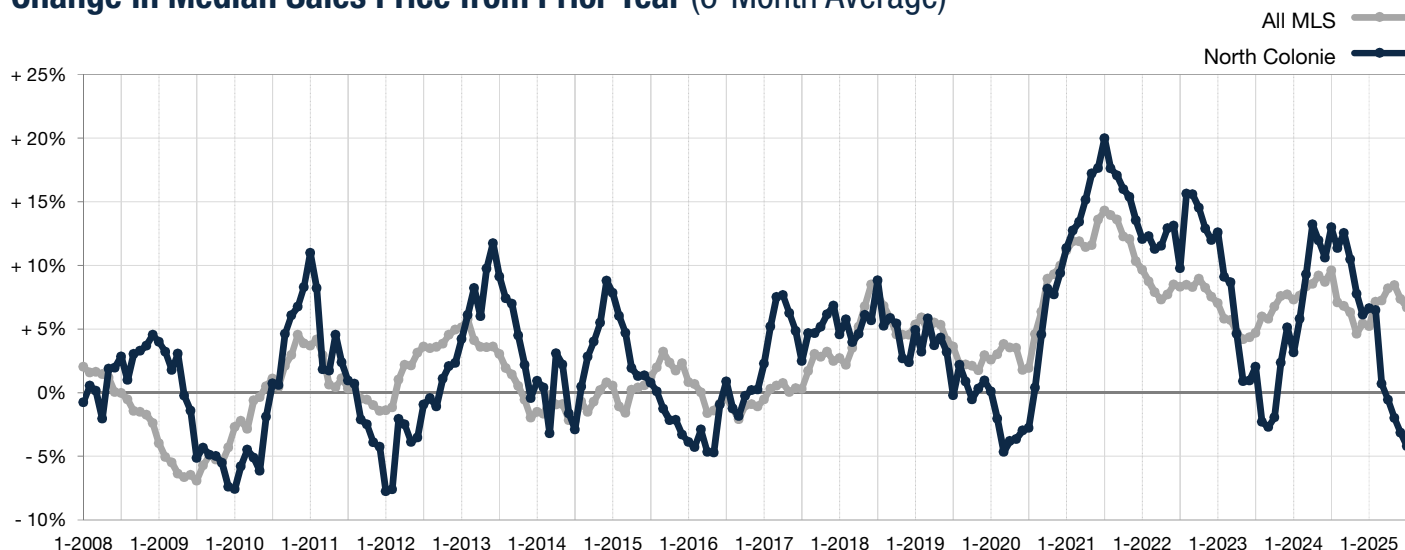
■ 2024 ■ 2025

### 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.