

Local Market Update – September 2025

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



- 11.1% **- 27.8%** **- 14.2%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

North Colonie

September

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	99	88	- 11.1%	766	676	- 11.7%
Closed Sales	72	52	- 27.8%	555	512	- 7.7%
Median Sales Price*	\$447,708	\$384,000	- 14.2%	\$375,000	\$375,000	0.0%
Percent of Original List Price Received*	100.3%	102.0%	+ 1.7%	102.5%	102.1%	- 0.4%
Days on Market Until Sale	30	14	- 54.1%	23	22	- 5.0%
Inventory of Homes for Sale	103	115	+ 11.7%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 23.8%	--	--	--

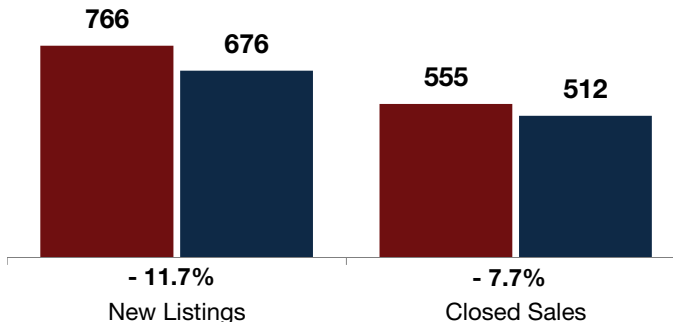
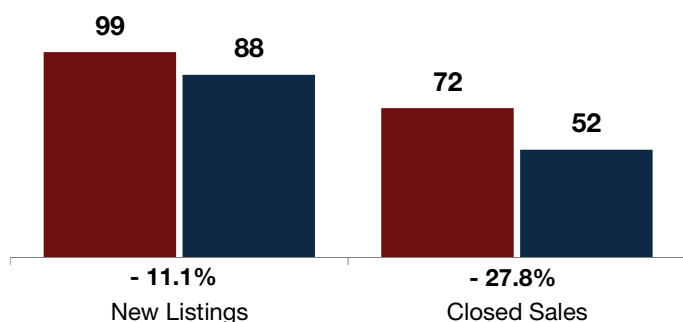
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

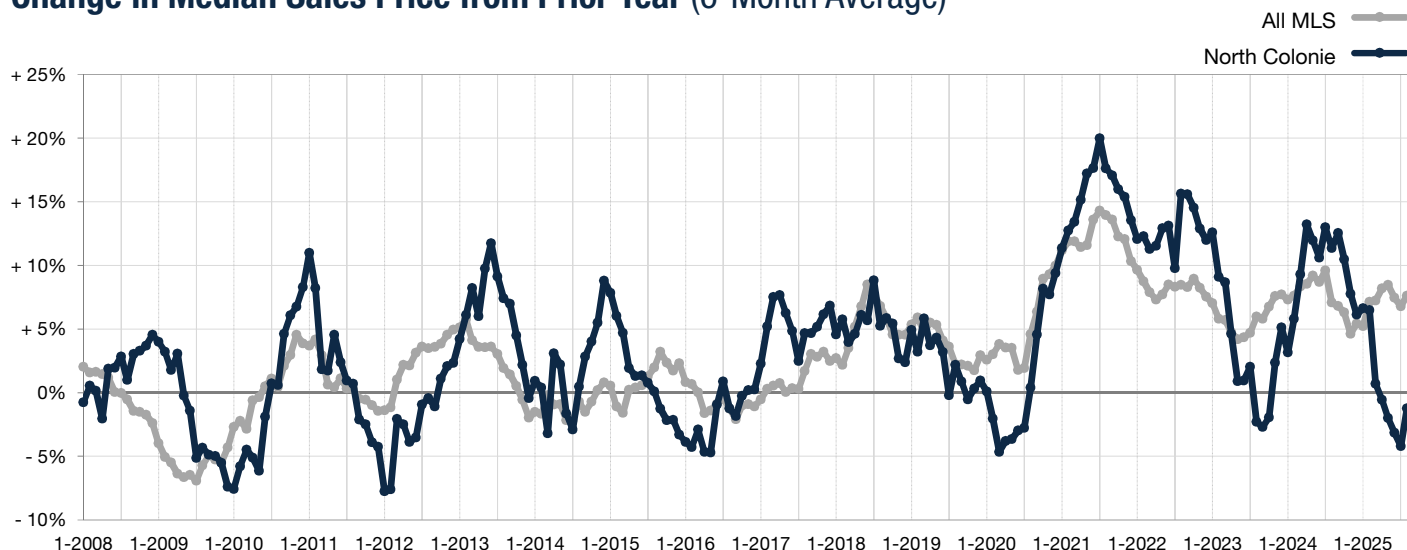
■ 2024 ■ 2025

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.