

# Local Market Update – October 2025

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



**+ 1.3%**

Change in  
New Listings

**- 8.4%**

Change in  
Closed Sales

**+ 1.3%**

Change in  
Median Sales Price

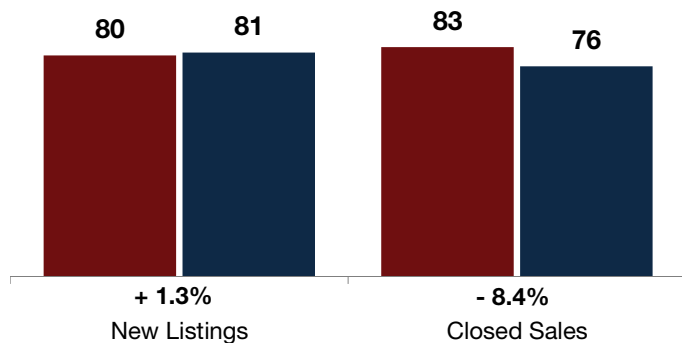
## North Colonie

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	80	81	+ 1.3%	846	760	- 10.2%
Closed Sales	83	76	- 8.4%	638	592	- 7.2%
Median Sales Price*	\$390,000	<b>\$395,000</b>	+ 1.3%	\$375,736	<b>\$375,000</b>	- 0.2%
Percent of Original List Price Received*	100.7%	<b>101.2%</b>	+ 0.5%	102.3%	<b>102.0%</b>	- 0.3%
Days on Market Until Sale	12	<b>20</b>	+ 75.9%	21	<b>21</b>	+ 0.3%
Inventory of Homes for Sale	98	<b>104</b>	+ 6.1%	--	--	--
Months Supply of Inventory	1.5	<b>1.8</b>	+ 18.3%	--	--	--

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

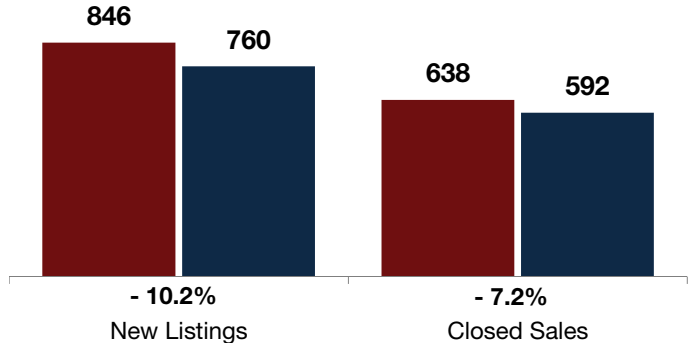
### October

■ 2024 ■ 2025

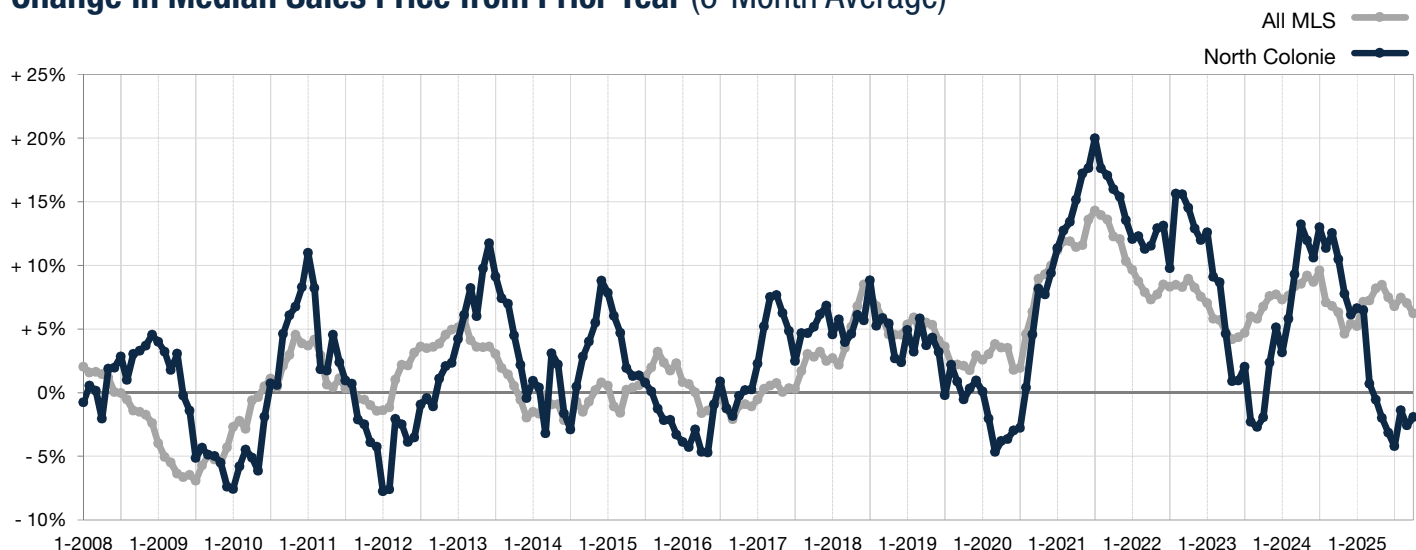


### Year to Date

■ 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.