

Local Market Update – November 2025

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



North Colonie

0.0%

Change in
New Listings

- 9.9%

Change in
Closed Sales

+ 1.4%

Change in
Median Sales Price

November

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	48	48	0.0%	894	807	- 9.7%
Closed Sales	71	64	- 9.9%	709	661	- 6.8%
Median Sales Price*	\$365,000	\$370,000	+ 1.4%	\$375,000	\$375,000	0.0%
Percent of Original List Price Received*	99.6%	101.9%	+ 2.3%	102.0%	102.0%	- 0.0%
Days on Market Until Sale	20	20	- 1.5%	21	21	- 0.3%
Inventory of Homes for Sale	82	86	+ 4.9%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 16.4%	--	--	--

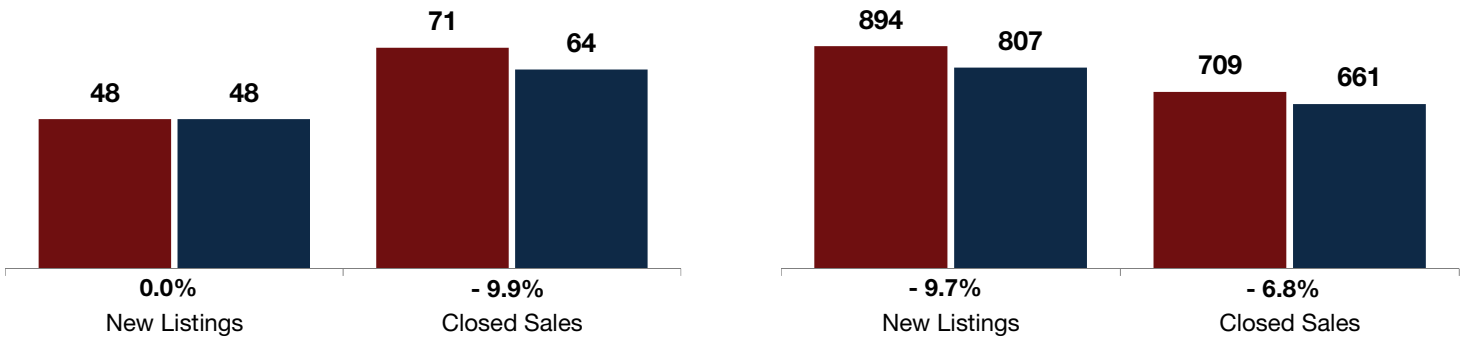
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

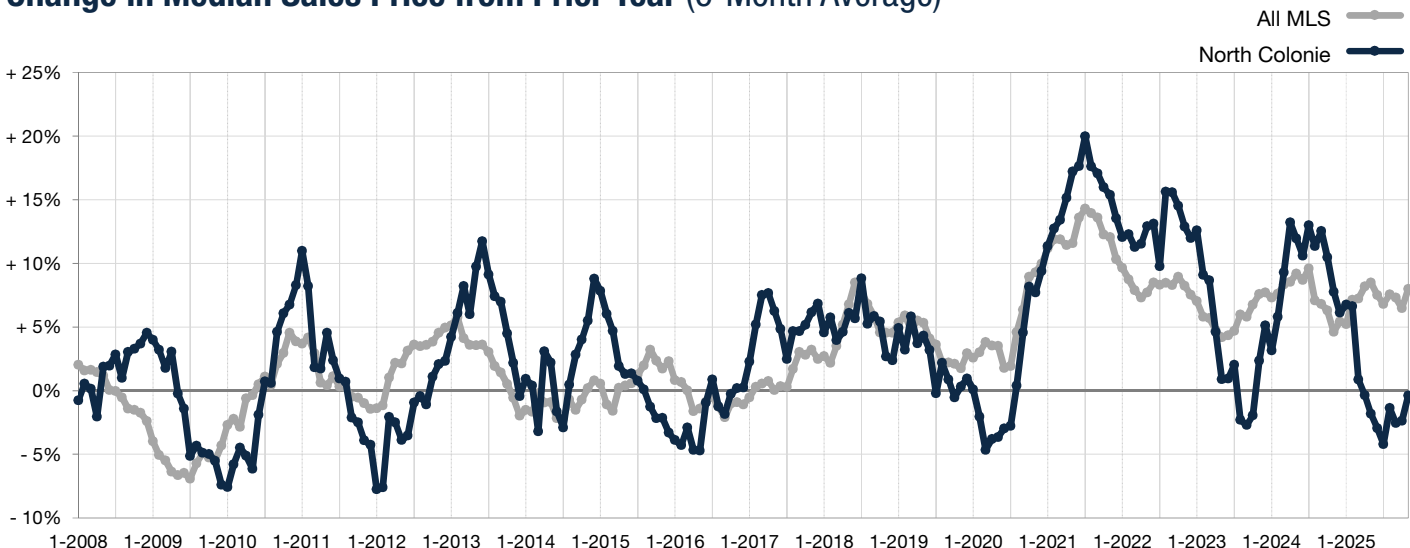
■ 2024 ■ 2025

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.