

# Local Market Update – December 2025

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



## North Colonie

**- 49.0%**

**- 17.9%**

**- 9.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

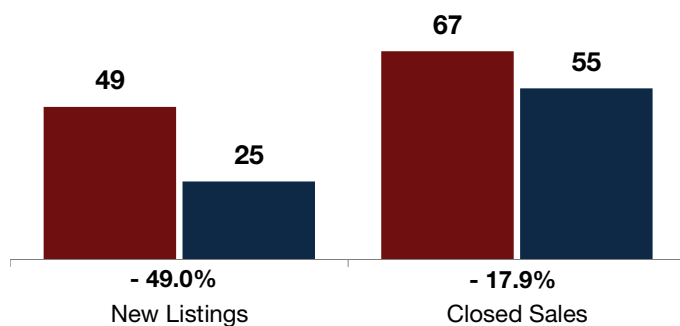
### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	49	25	- 49.0%	943	836	- 11.3%
Closed Sales	67	55	- 17.9%	776	724	- 6.7%
Median Sales Price*	\$386,000	\$350,000	- 9.3%	\$375,736	\$374,950	- 0.2%
Percent of Original List Price Received*	101.0%	98.1%	- 2.8%	101.9%	101.6%	- 0.3%
Days on Market Until Sale	18	28	+ 56.3%	21	22	+ 2.9%
Inventory of Homes for Sale	71	66	- 7.0%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 5.5%	--	--	--

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

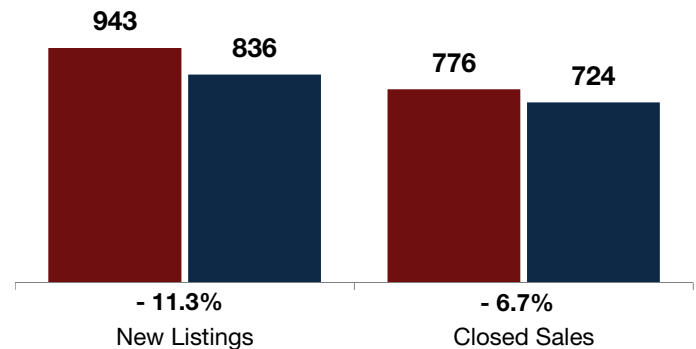
### December

■ 2024 ■ 2025

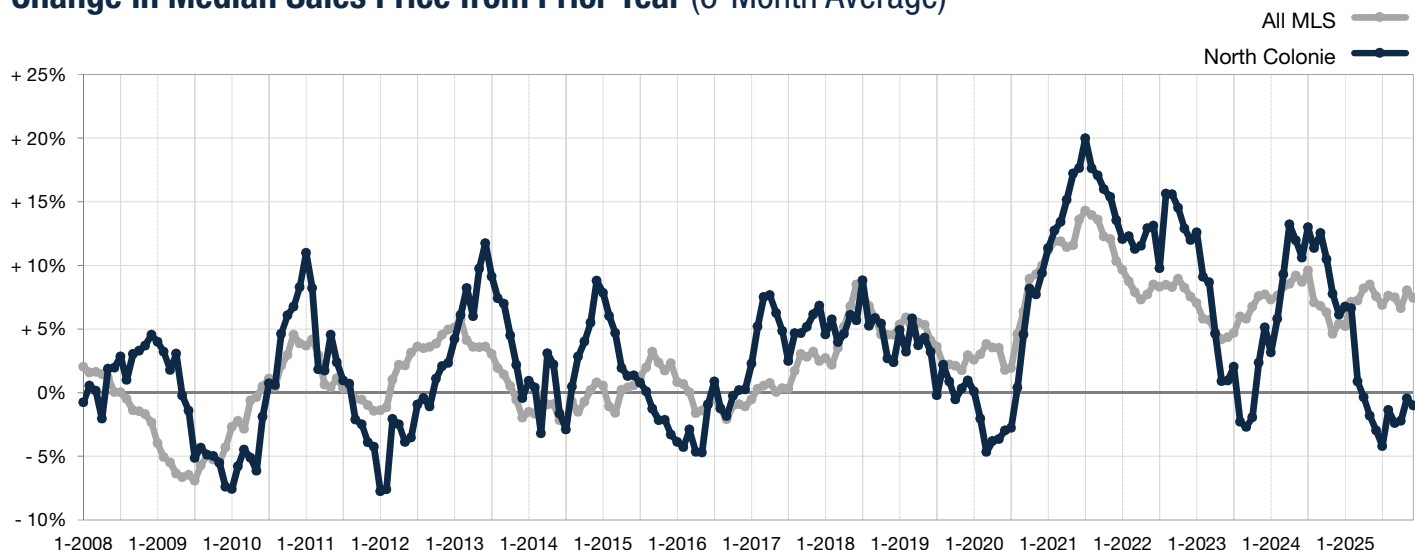


### Year to Date

■ 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.