

Local Market Update – January 2026

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



North Colonie

+ 8.3%

- 18.2%

- 6.8%

Change in
New Listings

Change in
Closed Sales

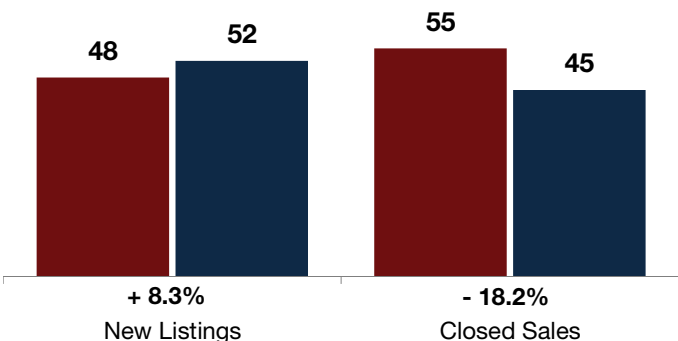
Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	48	52	+ 8.3%	48	52	+ 8.3%
Closed Sales	55	45	- 18.2%	55	45	- 18.2%
Median Sales Price*	\$370,000	\$345,000	- 6.8%	\$370,000	\$345,000	- 6.8%
Percent of Original List Price Received*	99.4%	98.2%	- 1.2%	99.4%	98.2%	- 1.2%
Days on Market Until Sale	42	26	- 37.9%	42	26	- 37.9%
Inventory of Homes for Sale	61	61	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 13.4%	--	--	--

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

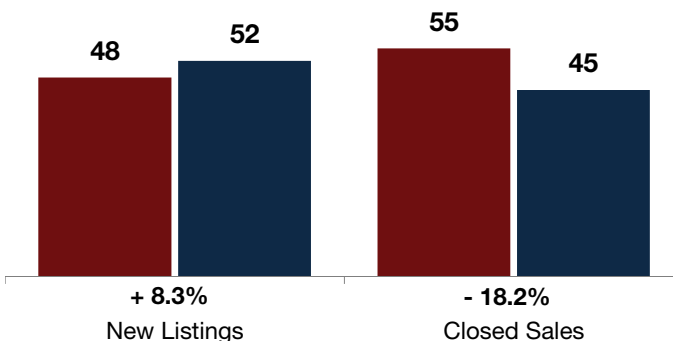
January

■ 2025 ■ 2026

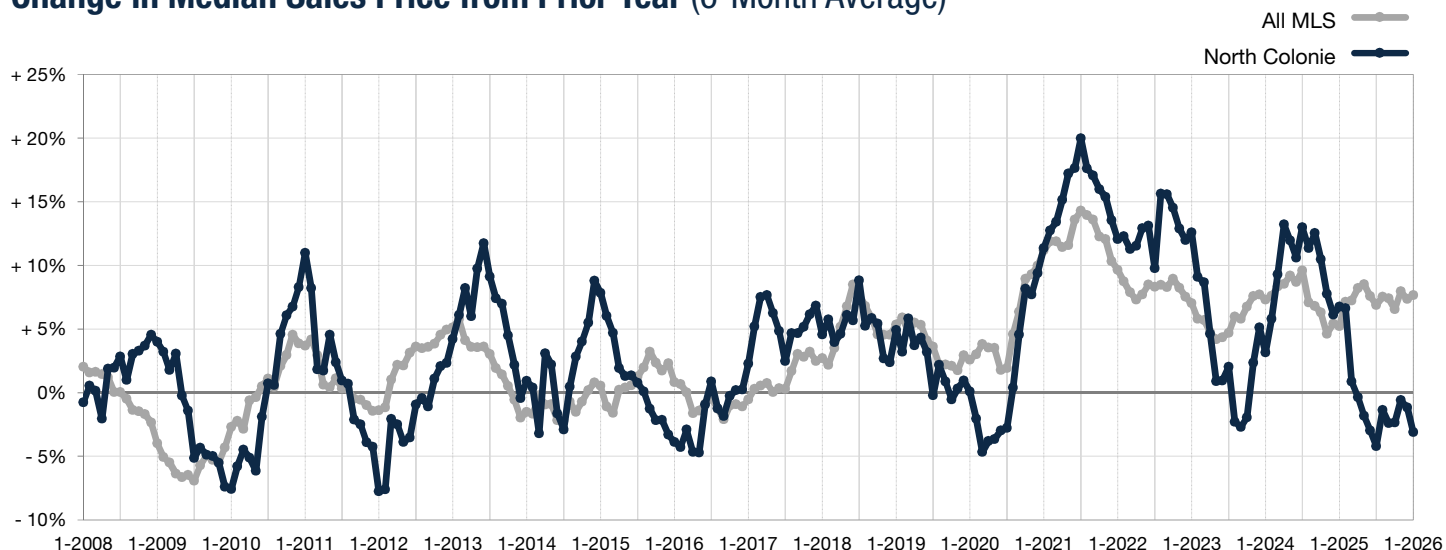


Year to Date

■ 2025 ■ 2026



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.