

Local Market Update – February 2026

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



North Colonie

+ 7.0%

Change in
New Listings

- 5.6%

Change in
Closed Sales

+ 23.4%

Change in
Median Sales Price

February

Year to Date

	2025	2026	+ / -	2025	2026	+ / -
New Listings	43	46	+ 7.0%	91	98	+ 7.7%
Closed Sales	36	34	- 5.6%	91	83	- 8.8%
Median Sales Price*	\$332,500	\$410,250	+ 23.4%	\$349,900	\$375,000	+ 7.2%
Percent of Original List Price Received*	98.8%	99.3%	+ 0.6%	99.2%	99.0%	- 0.2%
Days on Market Until Sale	32	39	+ 22.2%	38	31	- 19.3%
Inventory of Homes for Sale	63	59	- 6.3%	--	--	--
Months Supply of Inventory	1.0	1.0	+ 1.7%	--	--	--

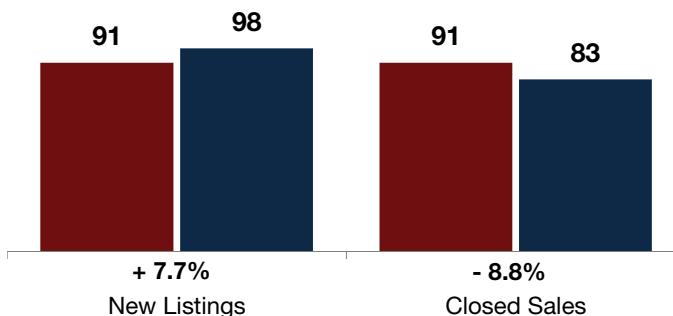
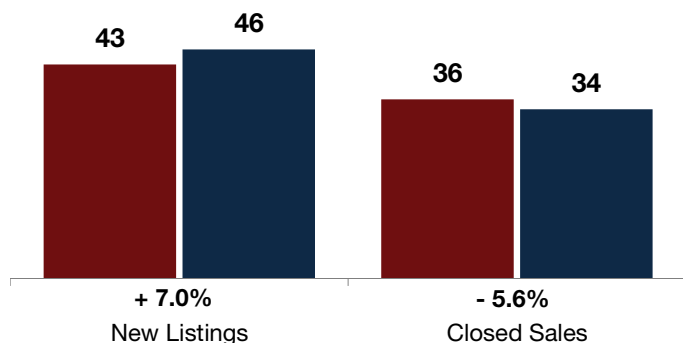
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

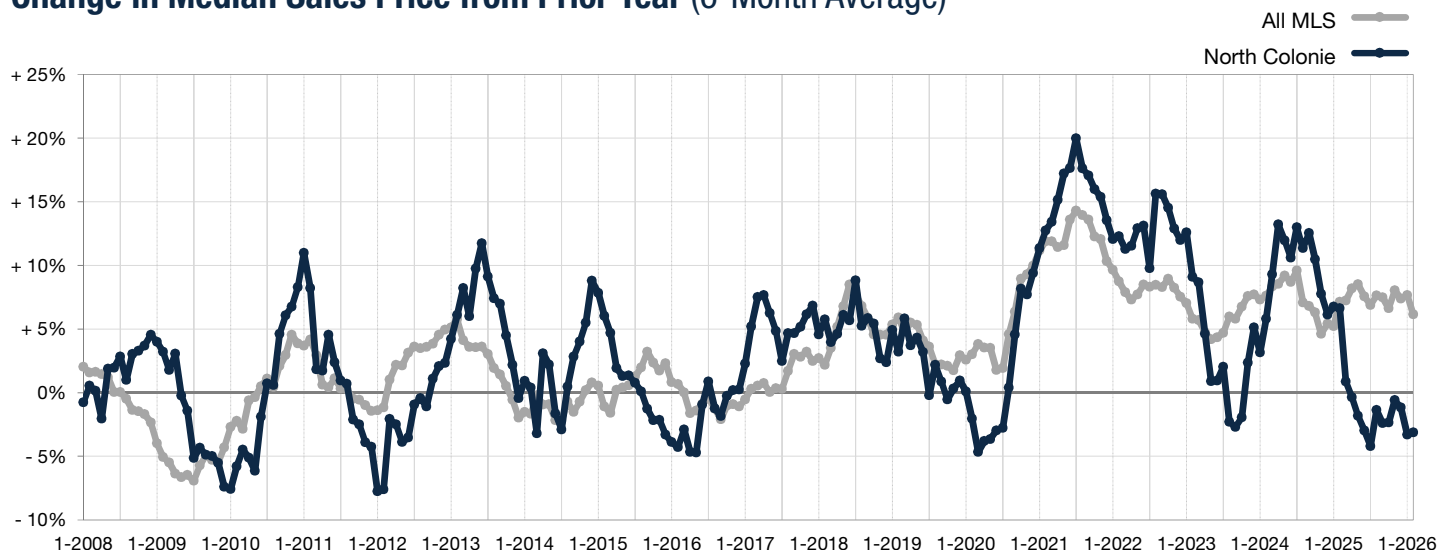
■ 2025 ■ 2026

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.