

Local Market Update – March 2026

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



North Colonie

0.0%

Change in
New Listings

+ 4.4%

Change in
Closed Sales

+ 26.5%

Change in
Median Sales Price

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	64	64	0.0%	155	162	+ 4.5%
Closed Sales	45	47	+ 4.4%	136	136	0.0%
Median Sales Price*	\$340,000	\$430,000	+ 26.5%	\$346,450	\$400,000	+ 15.5%
Percent of Original List Price Received*	100.3%	99.5%	- 0.8%	99.6%	99.1%	- 0.5%
Days on Market Until Sale	26	44	+ 68.0%	34	35	+ 3.1%
Inventory of Homes for Sale	51	54	+ 5.9%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 14.6%	--	--	--

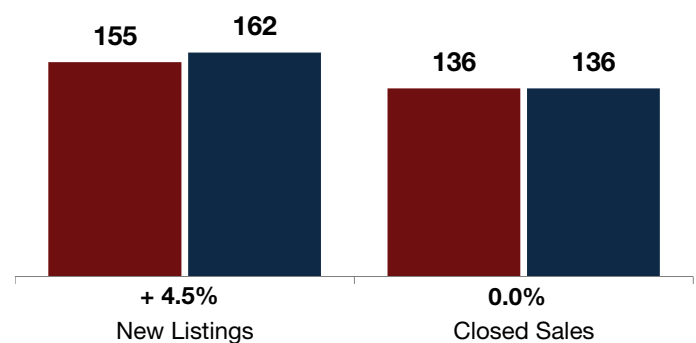
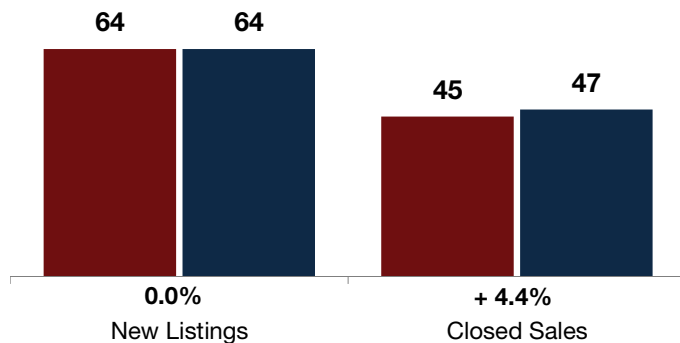
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

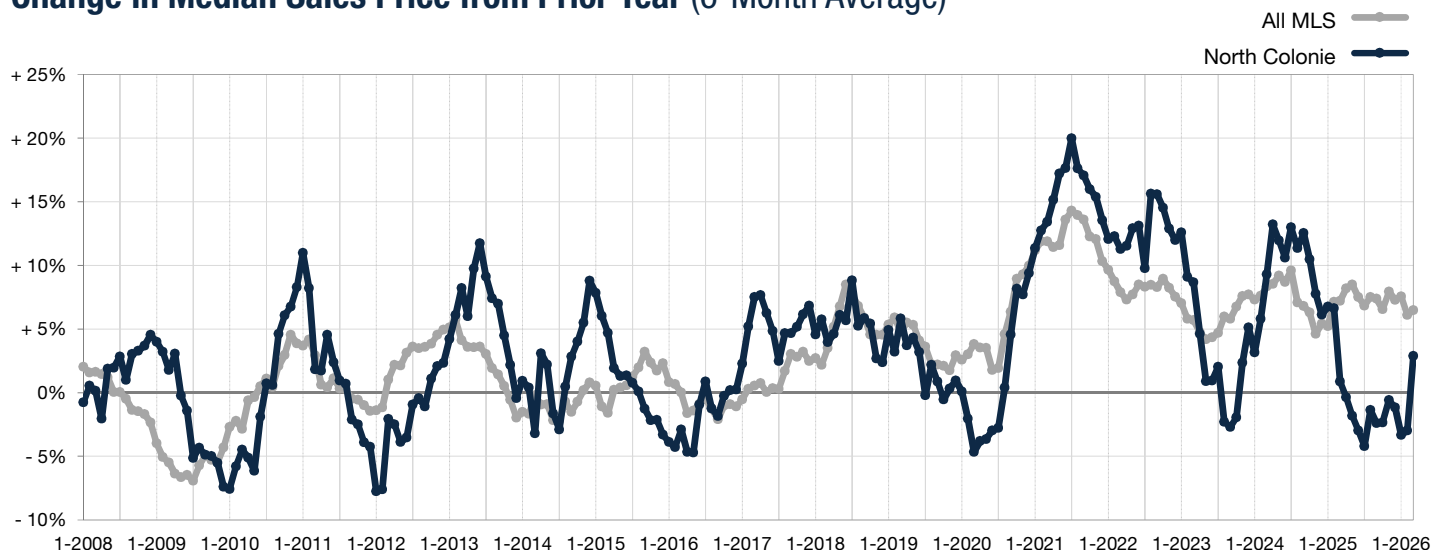
■ 2025 ■ 2026

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.