

Local Market Update – April 2026

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



- 6.3%

Change in
New Listings

- 4.2%

Change in
Closed Sales

+ 1.7%

Change in
Median Sales Price

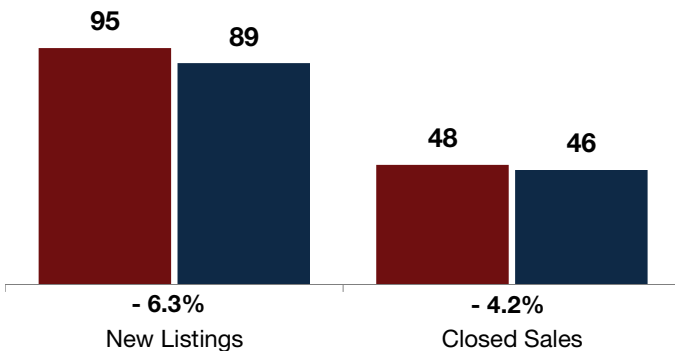
North Colonie

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	95	89	- 6.3%	250	256	+ 2.4%
Closed Sales	48	46	- 4.2%	184	183	- 0.5%
Median Sales Price*	\$367,500	\$373,750	+ 1.7%	\$356,000	\$392,000	+ 10.1%
Percent of Original List Price Received*	100.4%	101.9%	+ 1.5%	99.8%	99.8%	+ 0.0%
Days on Market Until Sale	23	21	- 8.5%	31	31	+ 0.7%
Inventory of Homes for Sale	71	60	- 15.5%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.5%	--	--	--

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

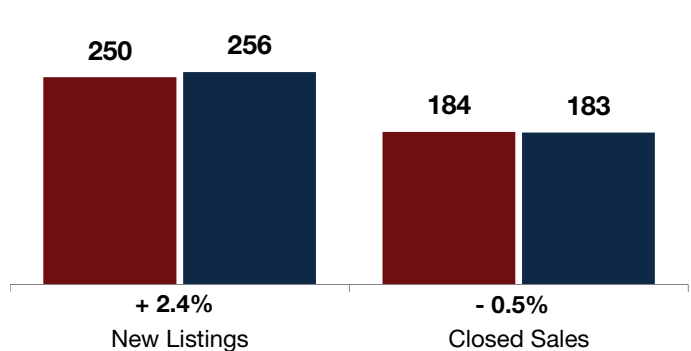
April

■ 2025 ■ 2026

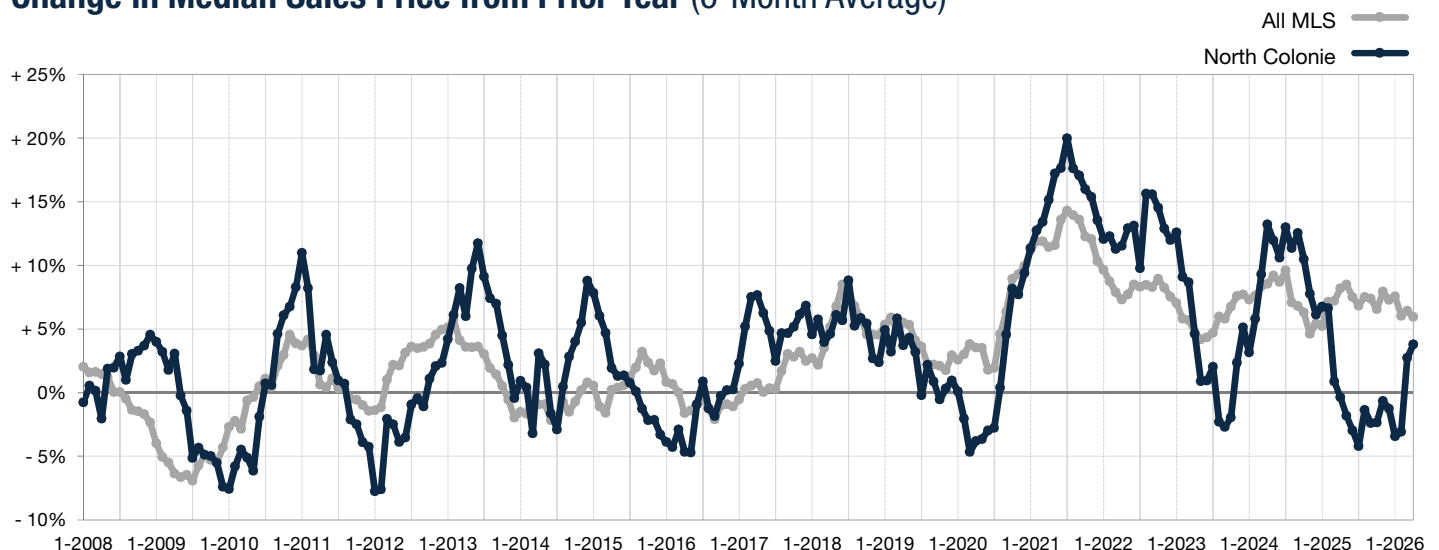


Year to Date

■ 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.