

# Local Market Update – January 2025

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



**- 11.8%**

**- 12.7%**

**+ 11.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

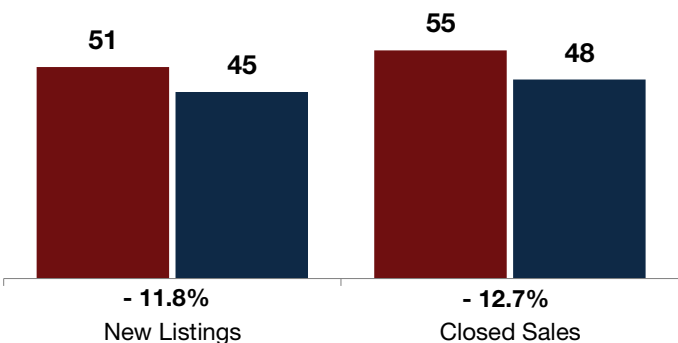
## South Colonie

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	51	45	- 11.8%	51	45	- 11.8%
Closed Sales	55	48	- 12.7%	55	48	- 12.7%
Median Sales Price*	\$325,000	<b>\$362,500</b>	+ 11.5%	\$325,000	<b>\$362,500</b>	+ 11.5%
Percent of Original List Price Received*	100.1%	<b>99.5%</b>	- 0.6%	100.1%	<b>99.5%</b>	- 0.6%
Days on Market Until Sale	30	<b>44</b>	+ 49.7%	30	<b>44</b>	+ 49.7%
Inventory of Homes for Sale	76	<b>54</b>	- 28.9%	--	--	--
Months Supply of Inventory	1.3	<b>0.8</b>	- 35.9%	--	--	--

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

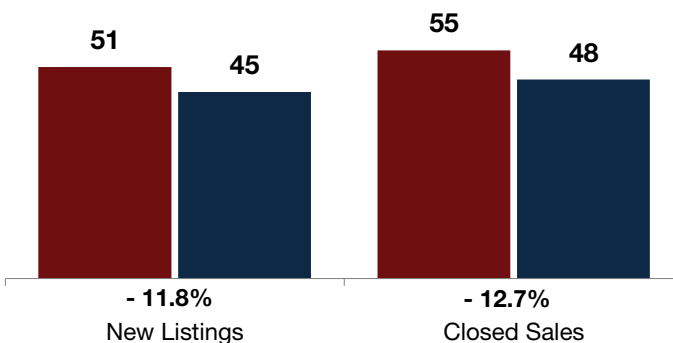
### January

■ 2024 ■ 2025

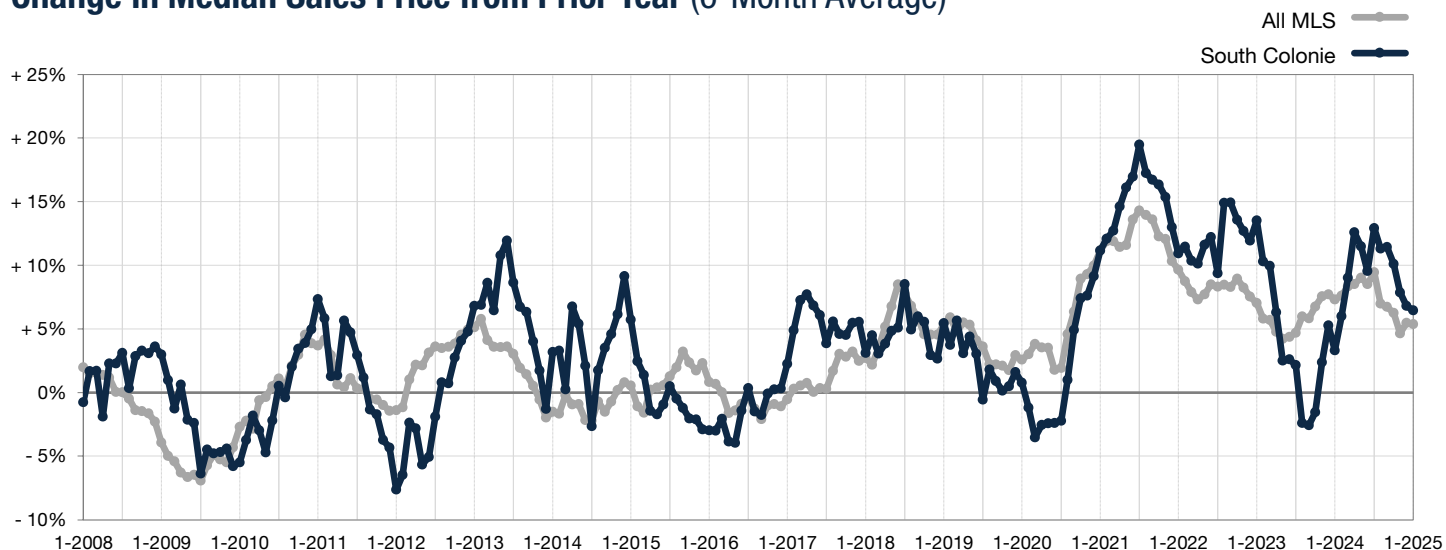


### Year to Date

■ 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.