

# Local Market Update – February 2025

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



**- 43.3%**

**+ 5.9%**

**- 8.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## South Colonie

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	67	38	- 43.3%	118	83	- 29.7%
Closed Sales	34	36	+ 5.9%	89	87	- 2.2%
Median Sales Price*	\$362,500	<b>\$332,500</b>	- 8.3%	\$335,000	<b>\$339,900</b>	+ 1.5%
Percent of Original List Price Received*	104.8%	<b>98.8%</b>	- 5.8%	101.9%	<b>99.3%</b>	- 2.6%
Days on Market Until Sale	25	<b>32</b>	+ 26.2%	28	<b>38</b>	+ 35.9%
Inventory of Homes for Sale	79	<b>54</b>	- 31.6%	--	--	--
Months Supply of Inventory	1.3	<b>0.9</b>	- 35.7%	--	--	--

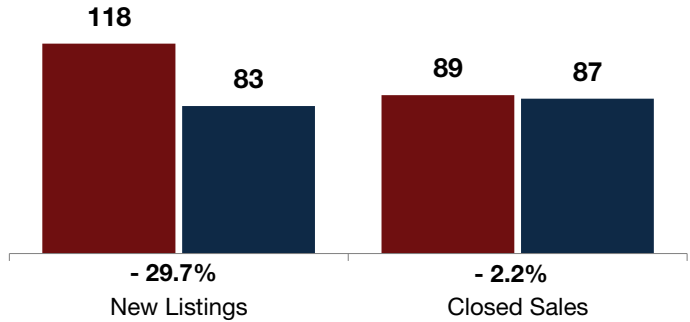
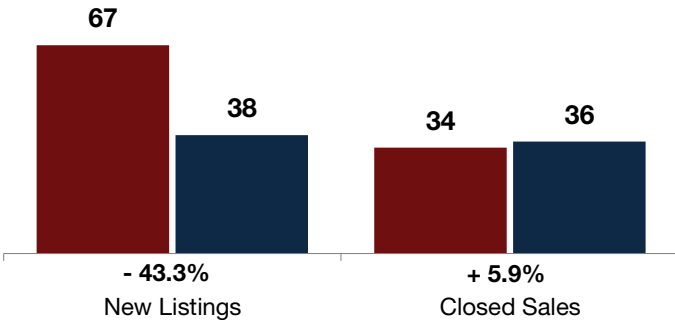
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

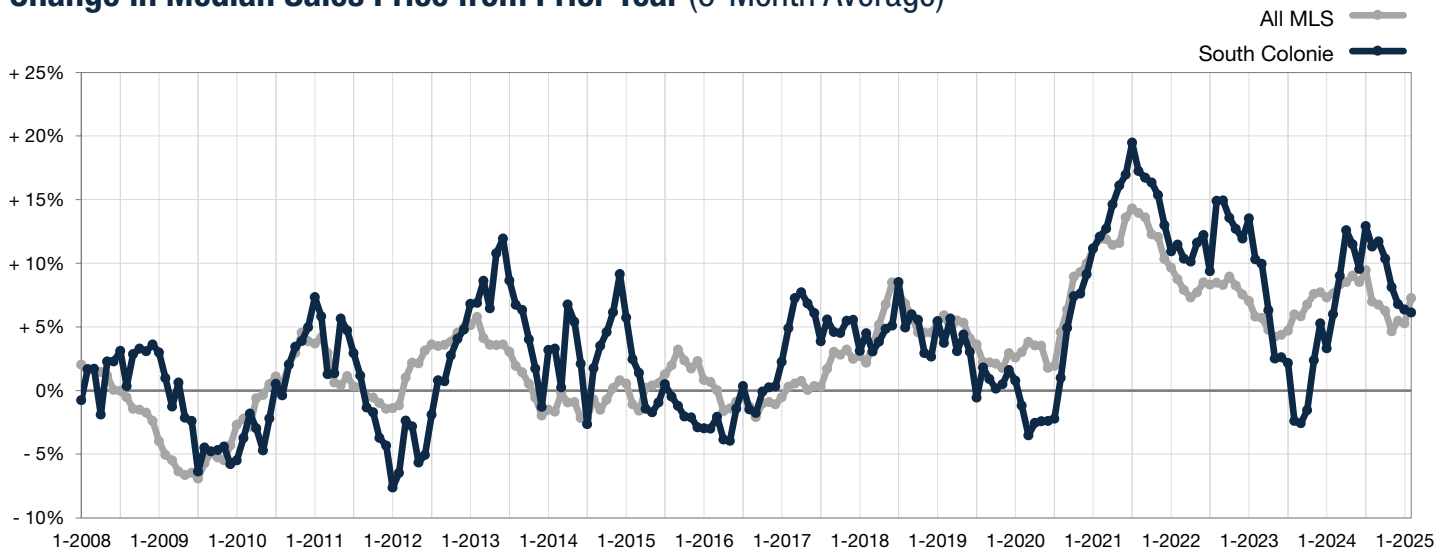
■ 2024 ■ 2025

### 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.