

Local Market Update – March 2025

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



South Colonie

- 14.9%

Change in
New Listings

- 12.8%

Change in
Closed Sales

- 8.1%

Change in
Median Sales Price

March

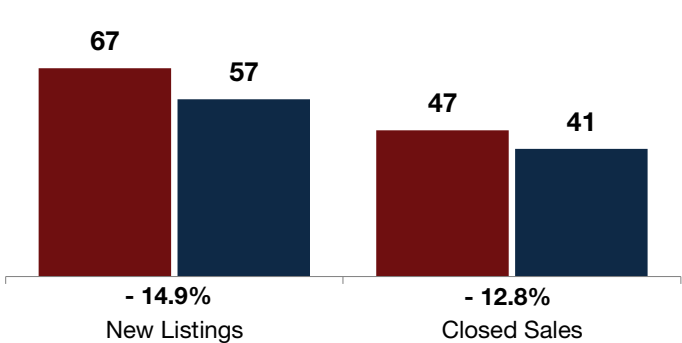
Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	67	57	- 14.9%	185	141	- 23.8%
Closed Sales	47	41	- 12.8%	136	129	- 5.1%
Median Sales Price*	\$370,000	\$340,000	- 8.1%	\$355,000	\$340,000	- 4.2%
Percent of Original List Price Received*	101.5%	100.5%	- 1.0%	101.8%	99.6%	- 2.1%
Days on Market Until Sale	20	25	+ 22.3%	25	34	+ 34.3%
Inventory of Homes for Sale	70	43	- 38.6%	--	--	--
Months Supply of Inventory	1.2	0.7	- 40.6%	--	--	--

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

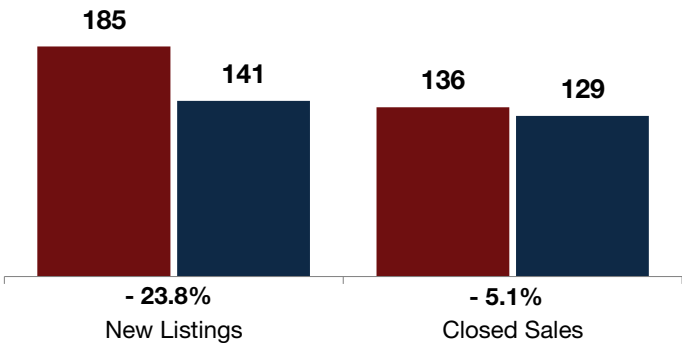
March

■ 2024 ■ 2025

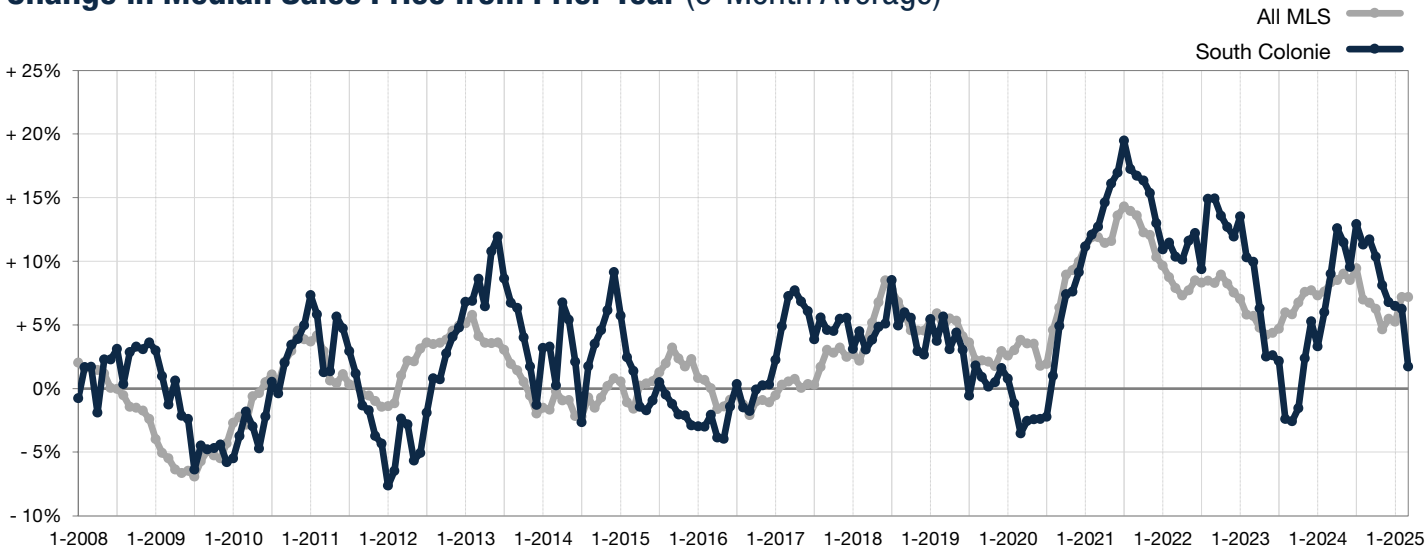


Year to Date

■ 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.