

Local Market Update – April 2025

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



South Colonie

- 1.2%

Change in
New Listings

- 24.2%

Change in
Closed Sales

- 2.4%

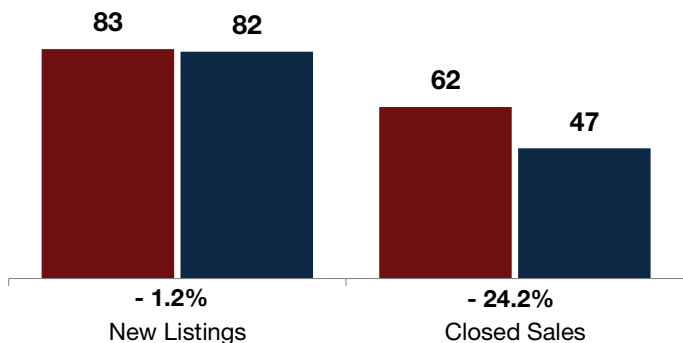
Change in
Median Sales Price

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	83	82	- 1.2%	268	226	- 15.7%
Closed Sales	62	47	- 24.2%	198	178	- 10.1%
Median Sales Price*	\$374,000	\$365,000	- 2.4%	\$356,000	\$349,950	- 1.7%
Percent of Original List Price Received*	103.8%	100.0%	- 3.6%	102.4%	99.7%	- 2.7%
Days on Market Until Sale	31	23	- 25.7%	27	31	+ 14.2%
Inventory of Homes for Sale	83	55	- 33.7%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.9%	--	--	--

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

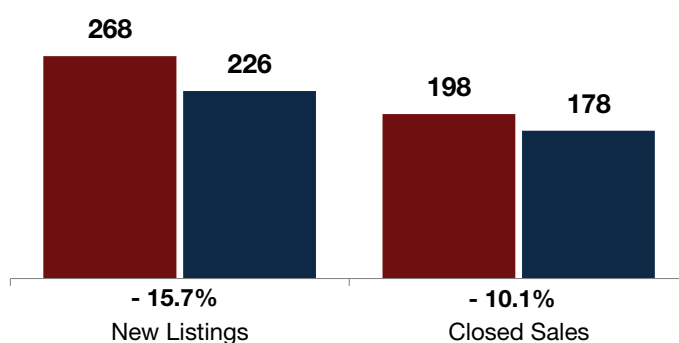
April

■ 2024 ■ 2025

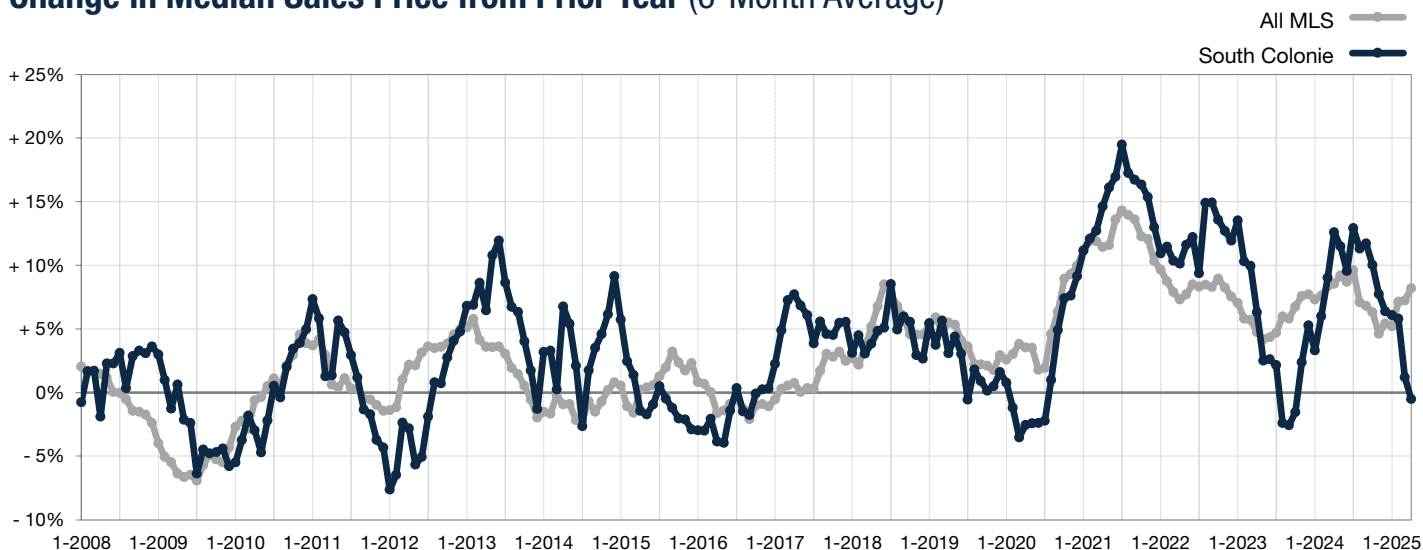


Year to Date

■ 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.