

# Local Market Update – May 2025

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



**- 17.0%**

**+ 9.4%**

**- 11.1%**

Change in  
New Listings

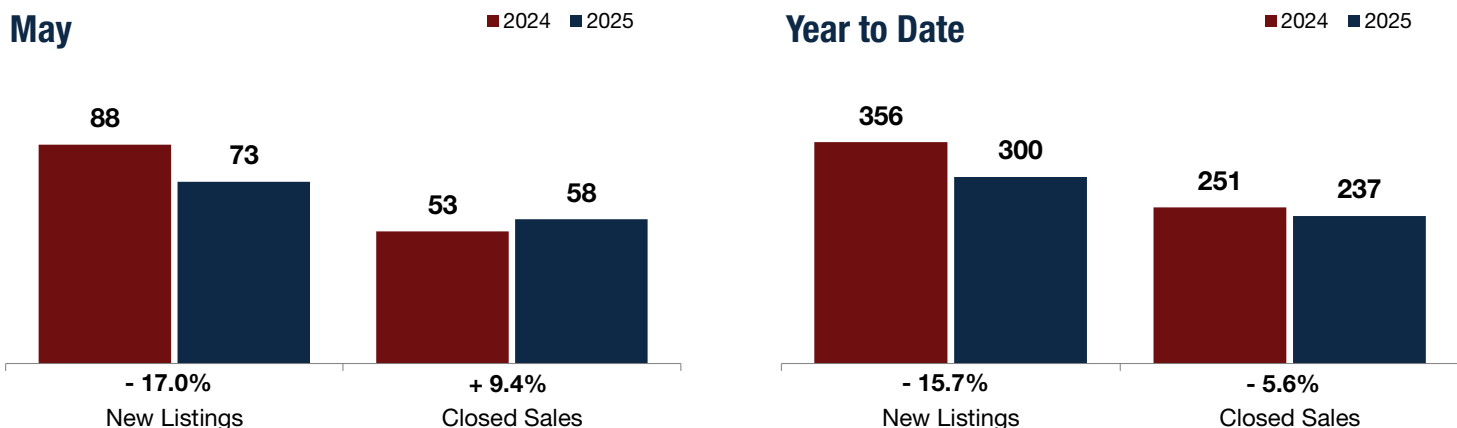
Change in  
Closed Sales

Change in  
Median Sales Price

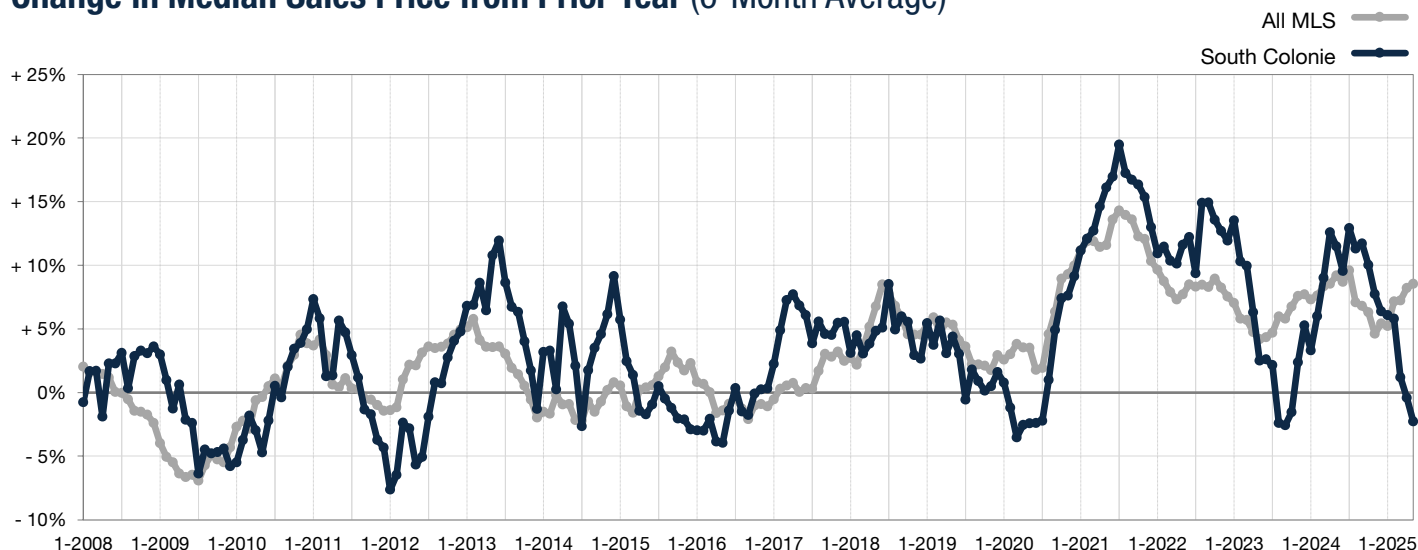
## South Colonie

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	88	73	- 17.0%	356	300	- 15.7%
Closed Sales	53	58	+ 9.4%	251	237	- 5.6%
Median Sales Price*	\$400,000	<b>\$355,450</b>	- 11.1%	\$363,022	<b>\$354,900</b>	- 2.2%
Percent of Original List Price Received*	103.5%	<b>103.9%</b>	+ 0.3%	102.7%	<b>100.8%</b>	- 1.8%
Days on Market Until Sale	16	<b>21</b>	+ 32.5%	25	<b>29</b>	+ 14.9%
Inventory of Homes for Sale	93	<b>72</b>	- 22.6%	--	--	--
Months Supply of Inventory	1.6	<b>1.2</b>	- 24.7%	--	--	--

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



### 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.