

Local Market Update – June 2025

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



- 18.8%

Change in
New Listings

- 7.4%

Change in
Closed Sales

- 3.3%

Change in
Median Sales Price

South Colonie

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	96	78	- 18.8%	452	385	- 14.8%
Closed Sales	68	63	- 7.4%	319	305	- 4.4%
Median Sales Price*	\$387,500	\$374,900	- 3.3%	\$370,000	\$356,000	- 3.8%
Percent of Original List Price Received*	104.1%	105.6%	+ 1.5%	103.0%	101.8%	- 1.1%
Days on Market Until Sale	17	14	- 15.6%	23	25	+ 8.9%
Inventory of Homes for Sale	97	77	- 20.6%	--	--	--
Months Supply of Inventory	1.6	1.3	- 20.3%	--	--	--

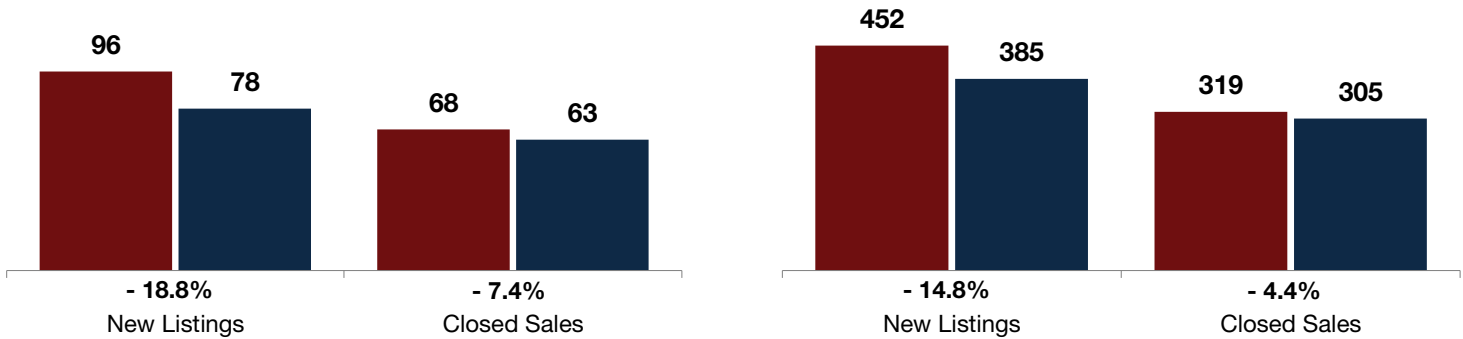
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

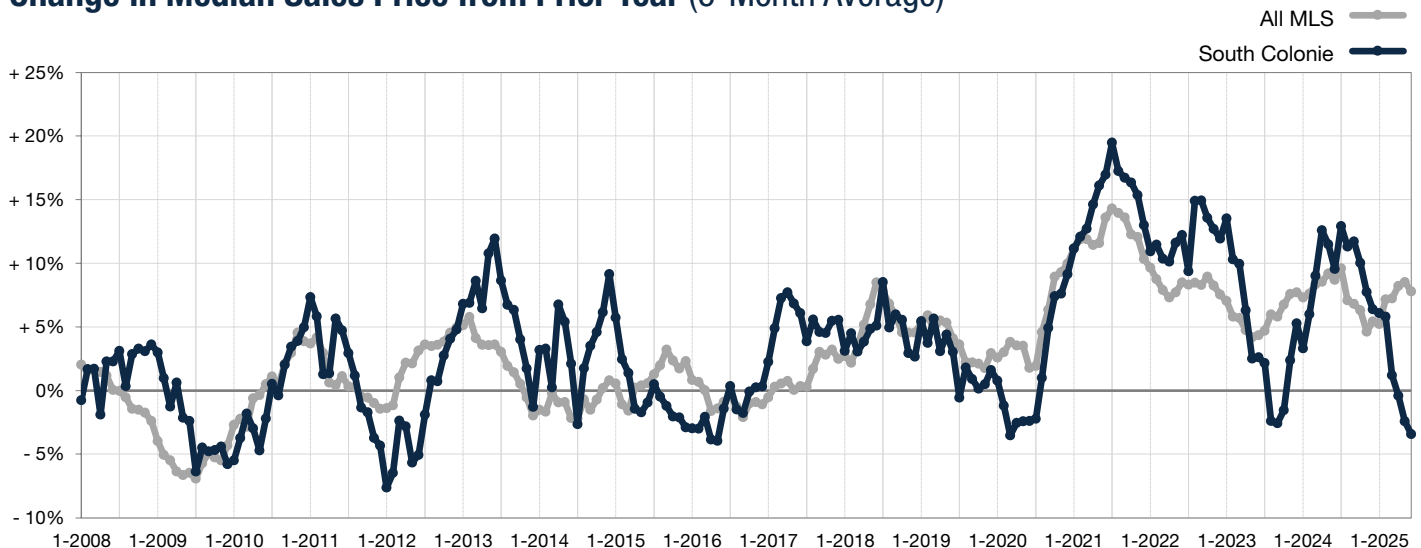
■ 2024 ■ 2025

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.