

# Local Market Update – July 2025

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



**- 6.5%**

Change in  
New Listings

**- 11.3%**

Change in  
Closed Sales

**+ 3.3%**

Change in  
Median Sales Price

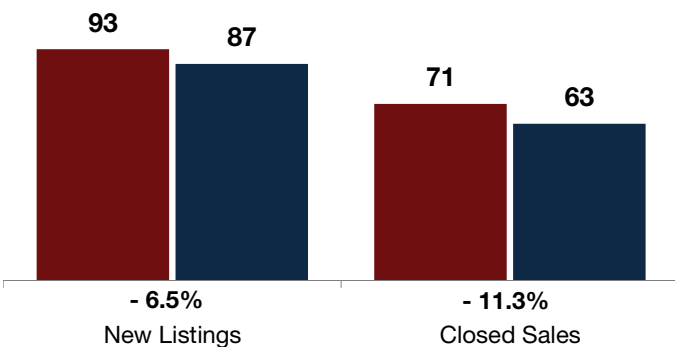
## South Colonie

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	93	87	- 6.5%	545	478	- 12.3%
Closed Sales	71	63	- 11.3%	390	369	- 5.4%
Median Sales Price*	\$392,000	<b>\$405,000</b>	+ 3.3%	\$370,000	<b>\$365,000</b>	- 1.4%
Percent of Original List Price Received*	103.1%	<b>103.9%</b>	+ 0.8%	103.0%	<b>102.2%</b>	- 0.8%
Days on Market Until Sale	20	<b>19</b>	- 4.0%	23	<b>24</b>	+ 6.9%
Inventory of Homes for Sale	111	<b>83</b>	- 25.2%	--	--	--
Months Supply of Inventory	1.8	<b>1.4</b>	- 25.7%	--	--	--

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

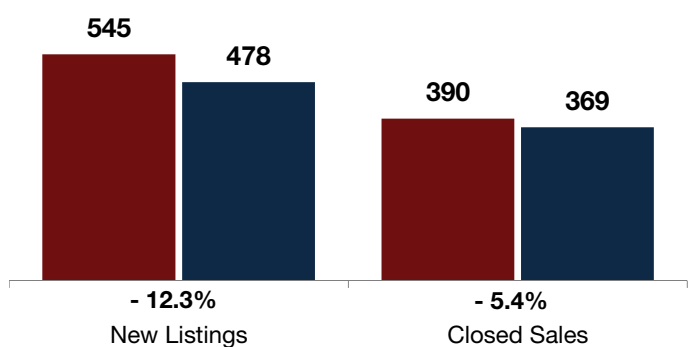
### July

■ 2024 ■ 2025

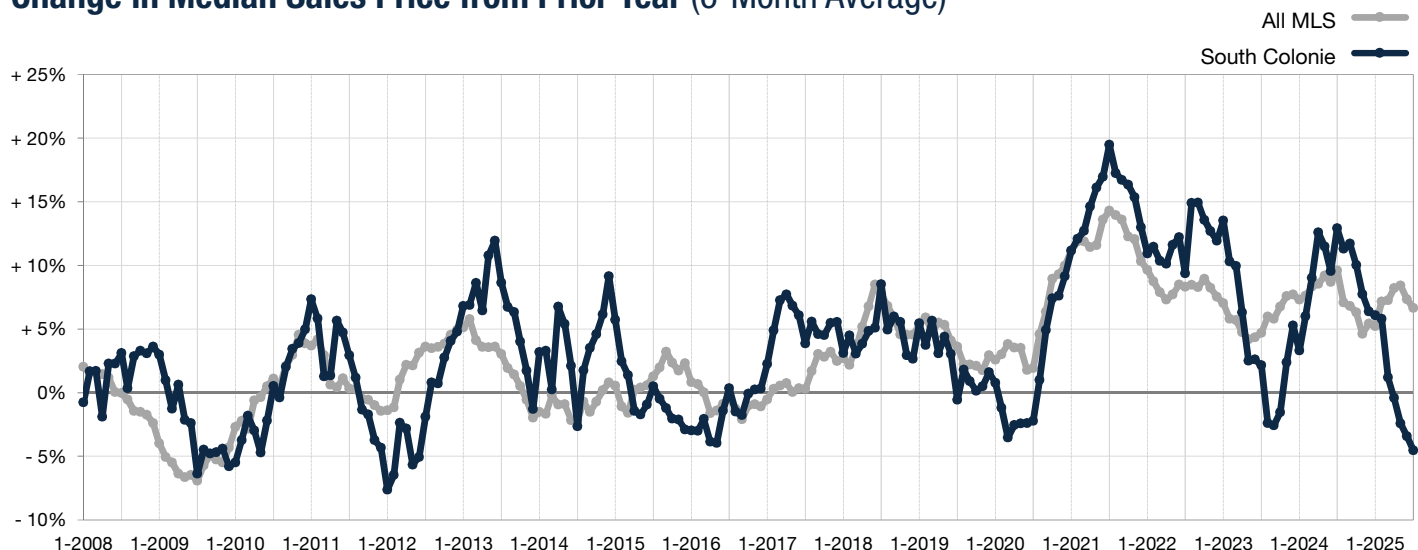


### Year to Date

■ 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.