

Local Market Update – August 2025

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



- 19.8%

Change in
New Listings

- 6.8%

Change in
Closed Sales

+ 7.8%

Change in
Median Sales Price

South Colonie

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	96	77	- 19.8%	641	558	- 12.9%
Closed Sales	74	69	- 6.8%	464	443	- 4.5%
Median Sales Price*	\$365,500	\$394,000	+ 7.8%	\$370,000	\$370,000	0.0%
Percent of Original List Price Received*	103.3%	102.5%	- 0.8%	103.0%	102.2%	- 0.8%
Days on Market Until Sale	16	14	- 13.6%	22	23	+ 5.4%
Inventory of Homes for Sale	95	99	+ 4.2%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 12.7%	--	--	--

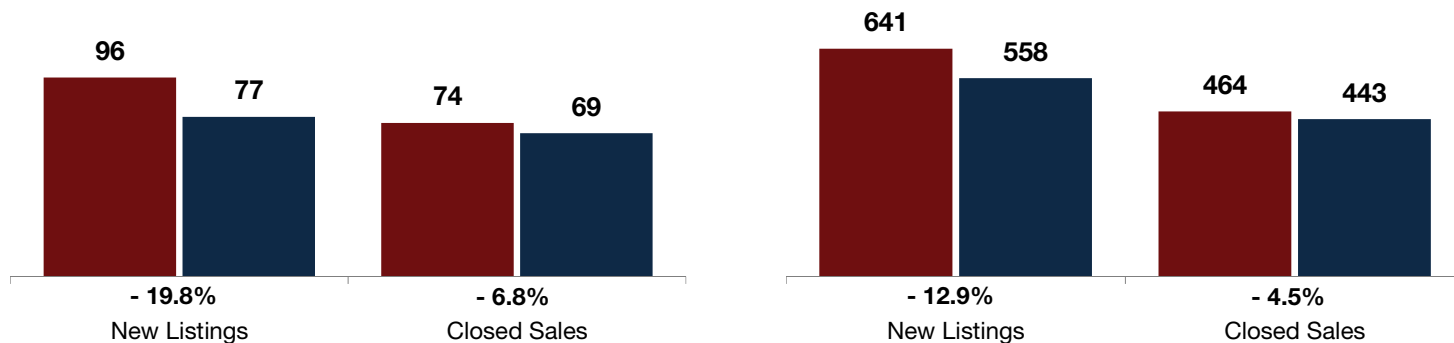
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

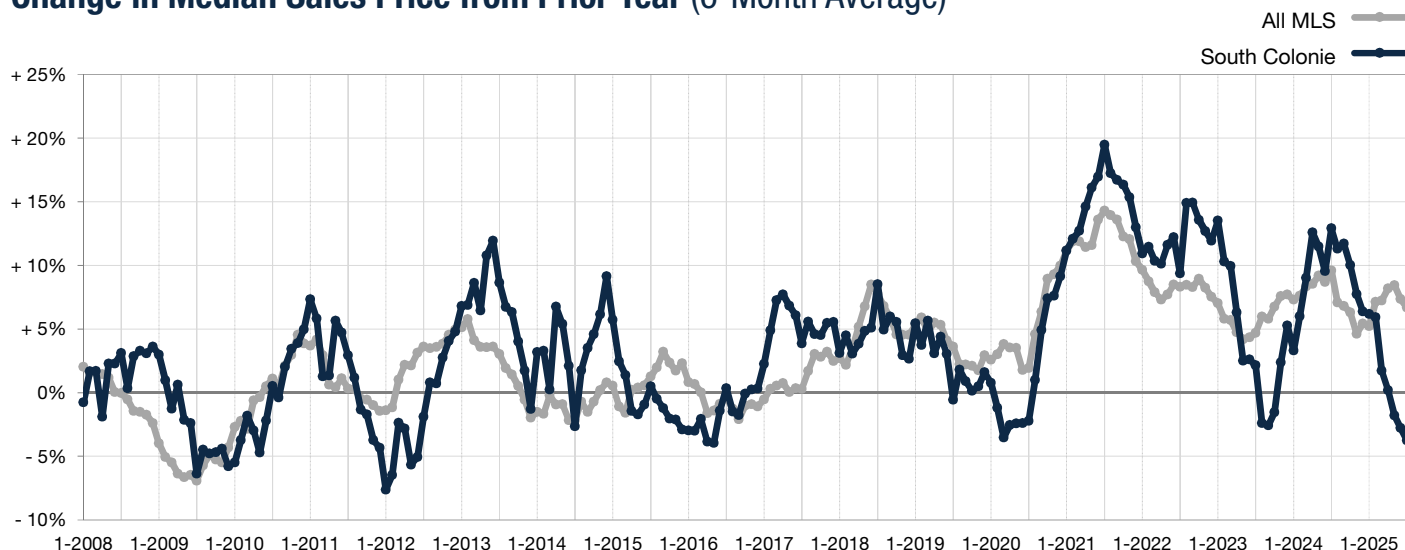
■ 2024 ■ 2025

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.