

Local Market Update – September 2025

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



- 11.3%

Change in
New Listings

- 25.0%

Change in
Closed Sales

- 10.4%

Change in
Median Sales Price

South Colonie

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	97	86	- 11.3%	738	646	- 12.5%
Closed Sales	68	51	- 25.0%	532	496	- 6.8%
Median Sales Price*	\$435,208	\$390,000	- 10.4%	\$375,000	\$374,950	- 0.0%
Percent of Original List Price Received*	100.5%	102.1%	+ 1.6%	102.7%	102.2%	- 0.5%
Days on Market Until Sale	29	14	- 52.2%	23	22	- 3.3%
Inventory of Homes for Sale	98	106	+ 8.2%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 19.7%	--	--	--

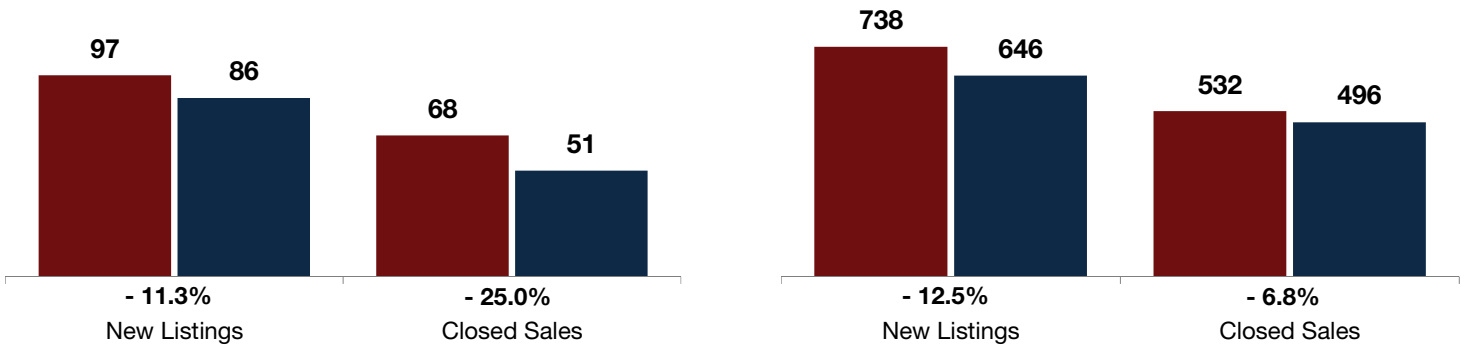
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

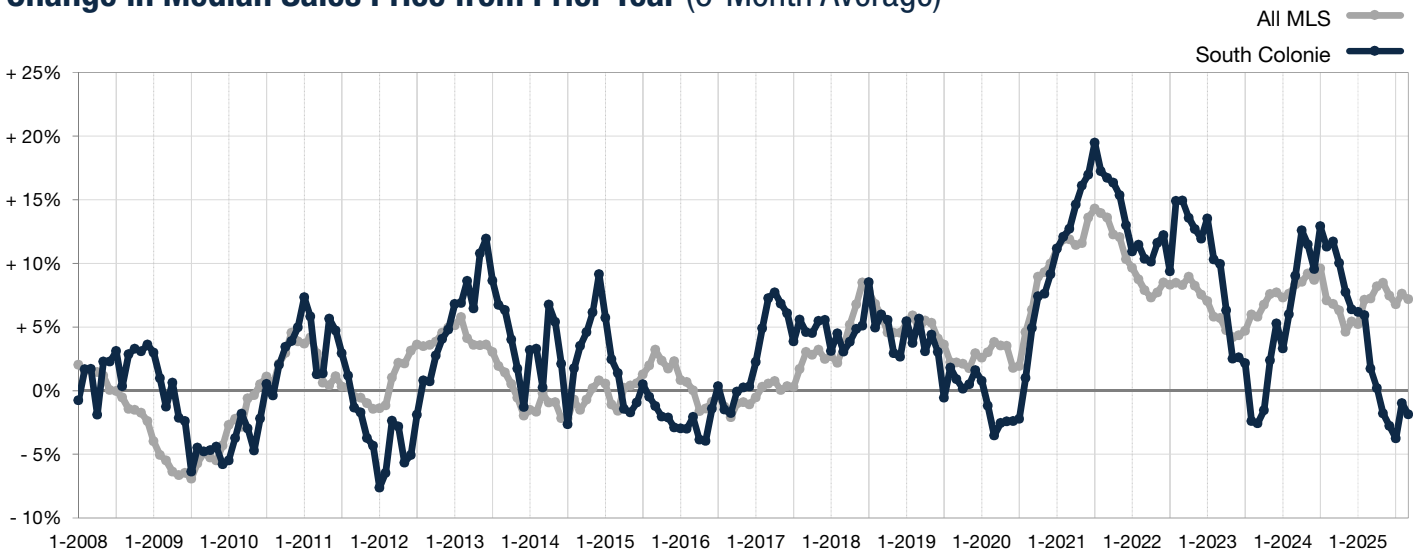
■ 2024 ■ 2025

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.