

# Local Market Update – October 2025

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



**- 1.3%**

Change in  
New Listings

**- 13.4%**

Change in  
Closed Sales

**+ 1.0%**

Change in  
Median Sales Price

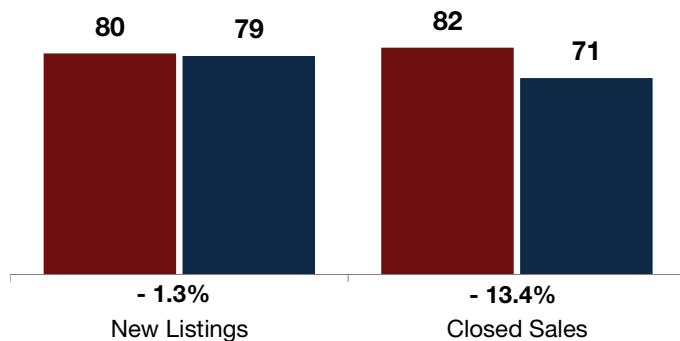
## South Colonie

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	80	79	- 1.3%	818	728	- 11.0%
Closed Sales	82	71	- 13.4%	614	571	- 7.0%
Median Sales Price*	\$396,000	\$400,000	+ 1.0%	\$375,000	\$375,000	0.0%
Percent of Original List Price Received*	100.7%	101.9%	+ 1.2%	102.4%	102.1%	- 0.3%
Days on Market Until Sale	12	19	+ 58.7%	21	21	+ 1.0%
Inventory of Homes for Sale	95	97	+ 2.1%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.6%	--	--	--

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

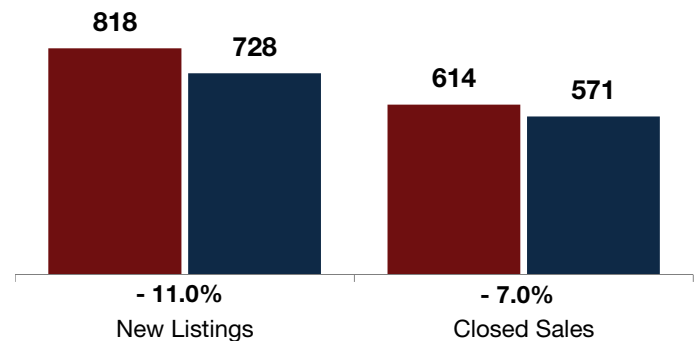
### October

■ 2024 ■ 2025

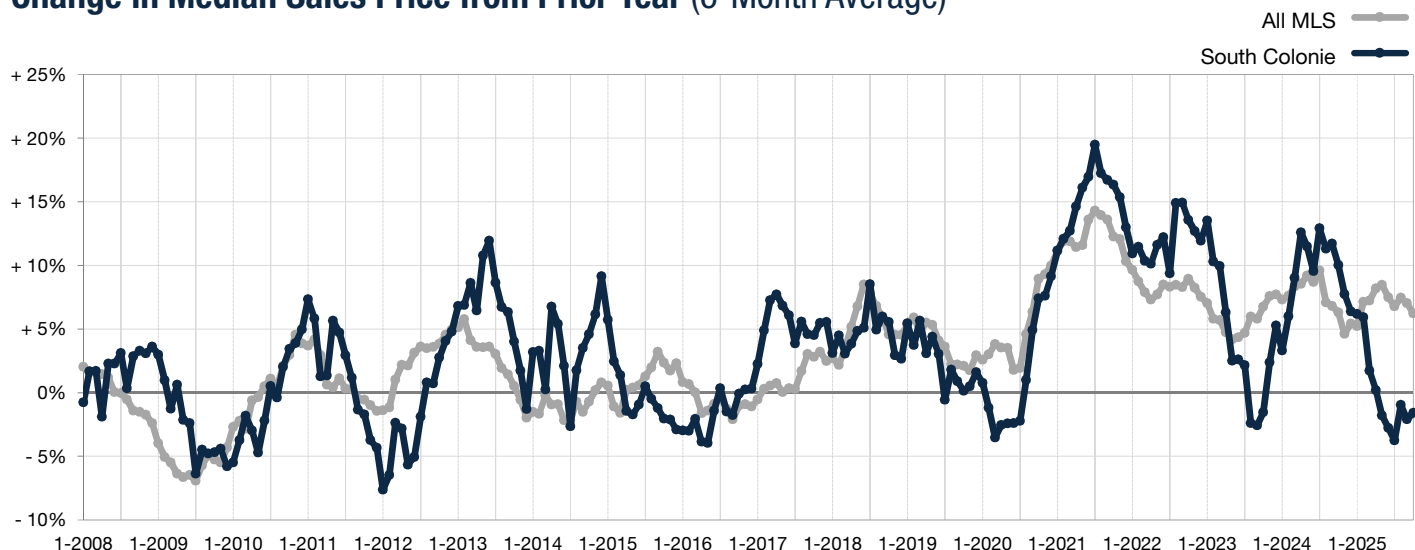


### Year to Date

■ 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.