

Local Market Update – November 2025

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



- 2.2%

Change in
New Listings

- 6.0%

Change in
Closed Sales

- 2.7%

Change in
Median Sales Price

South Colonie

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	46	45	- 2.2%	864	772	- 10.6%
Closed Sales	67	63	- 6.0%	681	639	- 6.2%
Median Sales Price*	\$375,000	\$365,000	- 2.7%	\$375,000	\$375,000	0.0%
Percent of Original List Price Received*	100.1%	102.1%	+ 1.9%	102.2%	102.1%	- 0.1%
Days on Market Until Sale	19	20	+ 4.7%	21	21	+ 0.8%
Inventory of Homes for Sale	79	84	+ 6.3%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 19.2%	--	--	--

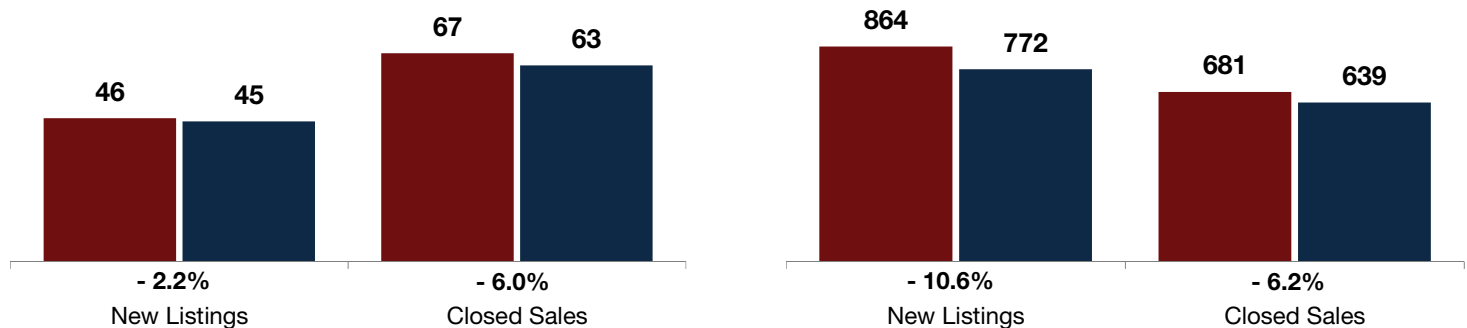
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

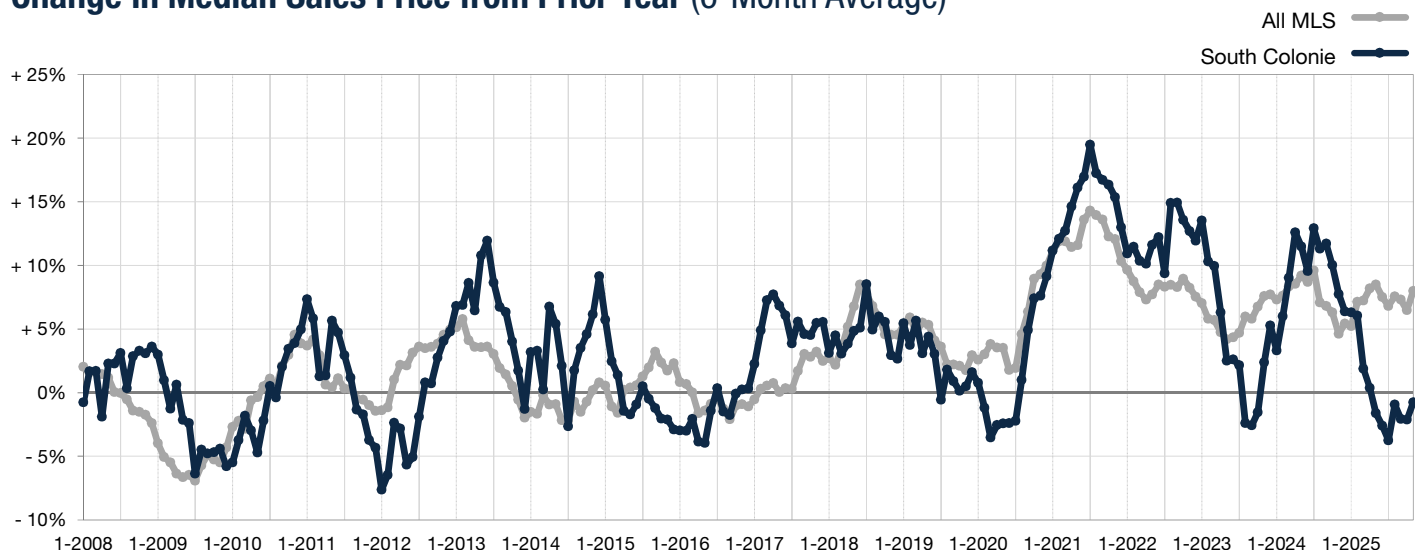
■ 2024 ■ 2025

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.