

Local Market Update – December 2025

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



- 53.1%

- 17.9%

- 9.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

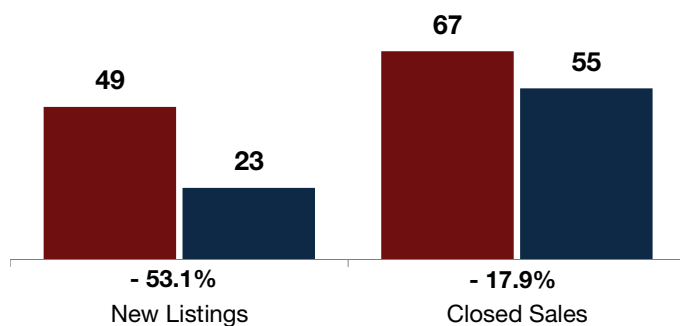
South Colonie

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	49	23	- 53.1%	913	798	- 12.6%
Closed Sales	67	55	- 17.9%	748	701	- 6.3%
Median Sales Price*	\$386,000	\$350,000	- 9.3%	\$375,267	\$374,000	- 0.3%
Percent of Original List Price Received*	101.0%	98.1%	- 2.8%	102.1%	101.7%	- 0.4%
Days on Market Until Sale	18	28	+ 56.3%	21	21	+ 4.2%
Inventory of Homes for Sale	69	63	- 8.7%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 4.9%	--	--	--

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

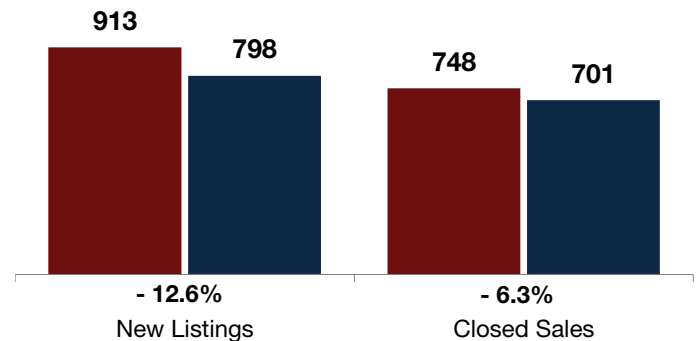
December

■ 2024 ■ 2025

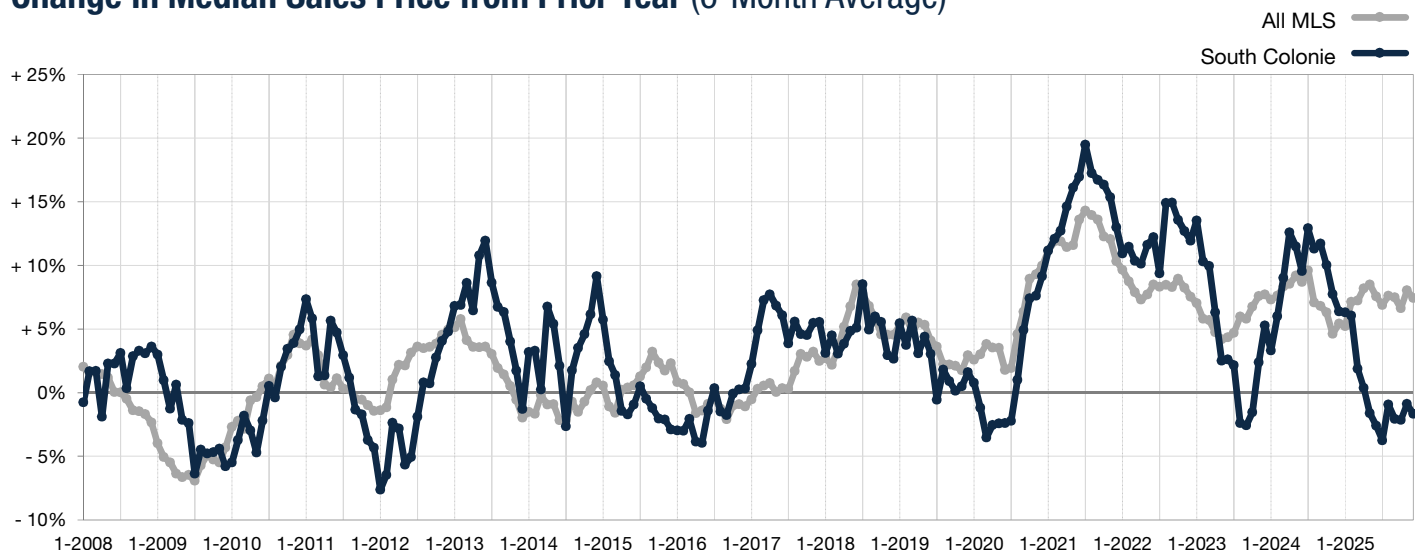


Year to Date

■ 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.