

Local Market Update – January 2026

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



+ 4.2%

- 24.1%

- 8.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

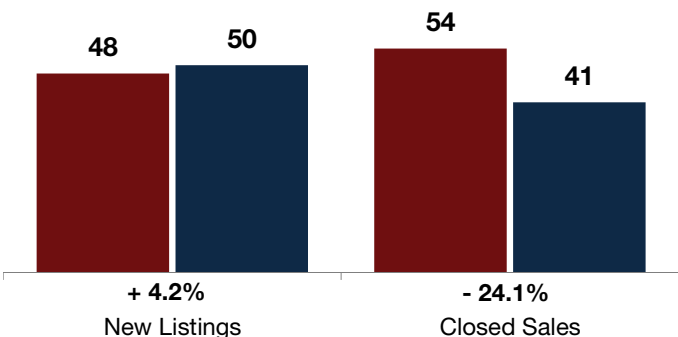
South Colonie

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	48	50	+ 4.2%	48	50	+ 4.2%
Closed Sales	54	41	- 24.1%	54	41	- 24.1%
Median Sales Price*	\$367,500	\$335,000	- 8.8%	\$367,500	\$335,000	- 8.8%
Percent of Original List Price Received*	99.8%	98.4%	- 1.4%	99.8%	98.4%	- 1.4%
Days on Market Until Sale	41	25	- 40.0%	41	25	- 40.0%
Inventory of Homes for Sale	61	60	- 1.6%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 13.4%	--	--	--

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

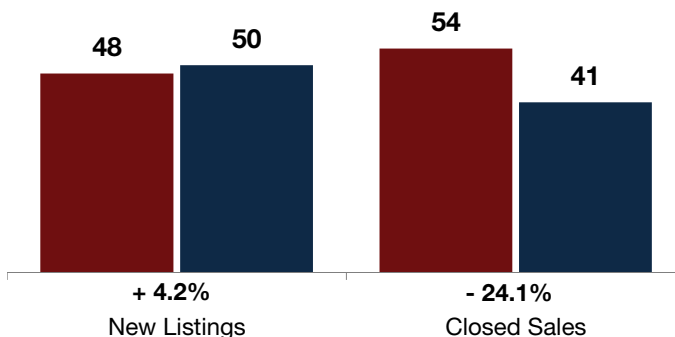
January

■ 2025 ■ 2026

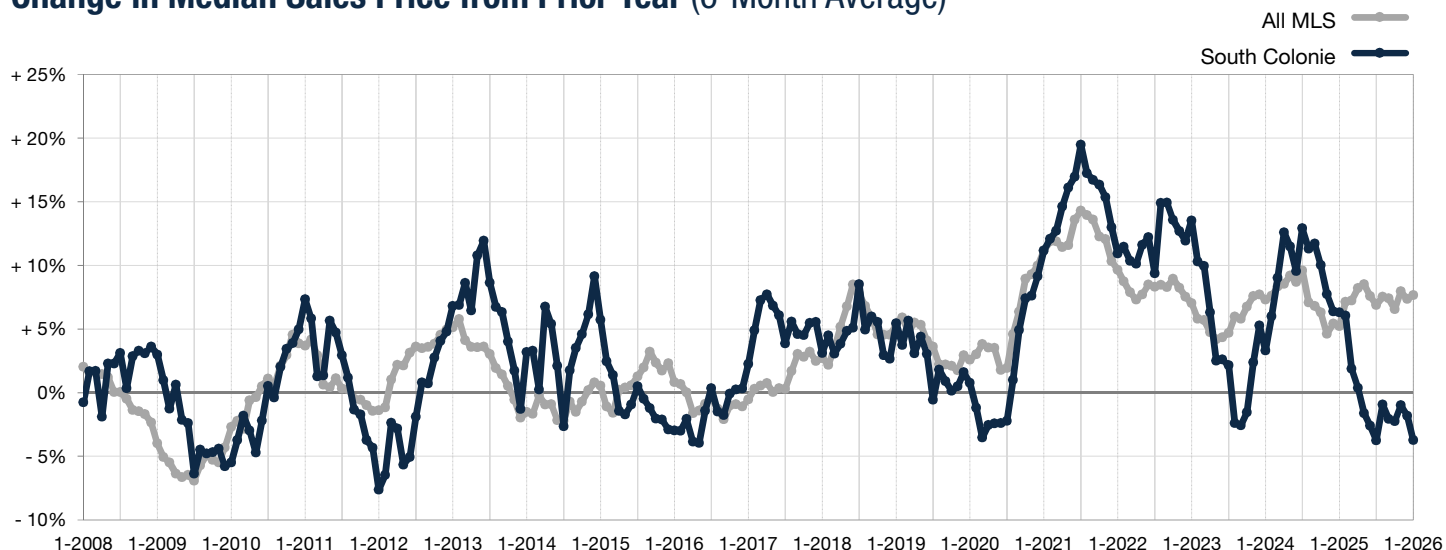


Year to Date

■ 2025 ■ 2026



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.