

# Local Market Update – February 2026

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



**+ 9.8%**

**- 19.4%**

**+ 26.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## South Colonie

### February

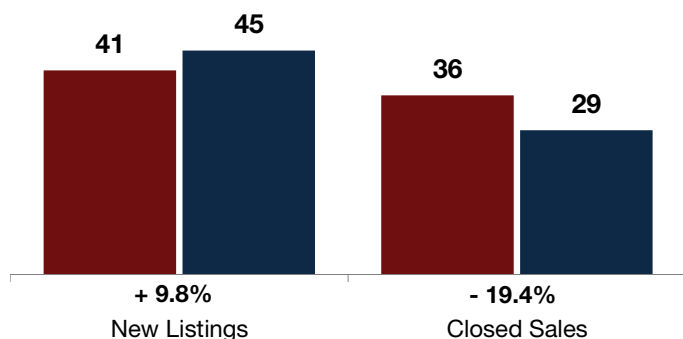
### Year to Date

	2025	2026	+ / -	2025	2026	+ / -
New Listings	41	45	+ 9.8%	89	95	+ 6.7%
Closed Sales	36	29	- 19.4%	90	74	- 17.8%
Median Sales Price*	\$332,500	<b>\$422,000</b>	+ 26.9%	\$346,450	<b>\$377,500</b>	+ 9.0%
Percent of Original List Price Received*	98.8%	100.5%	+ 1.7%	99.4%	99.6%	+ 0.2%
Days on Market Until Sale	32	41	+ 27.6%	38	30	- 19.4%
Inventory of Homes for Sale	61	58	- 4.9%	--	--	--
Months Supply of Inventory	1.0	1.0	+ 5.1%	--	--	--

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

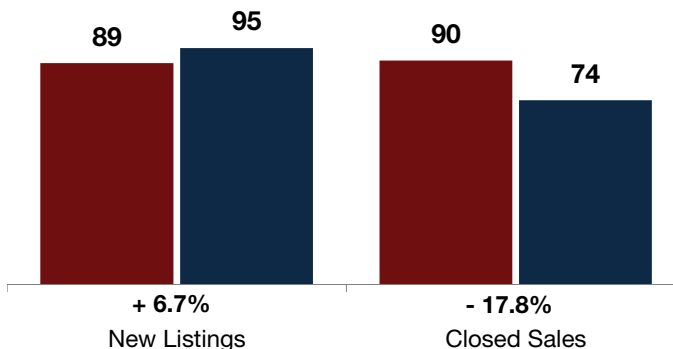
### February

■ 2025 ■ 2026

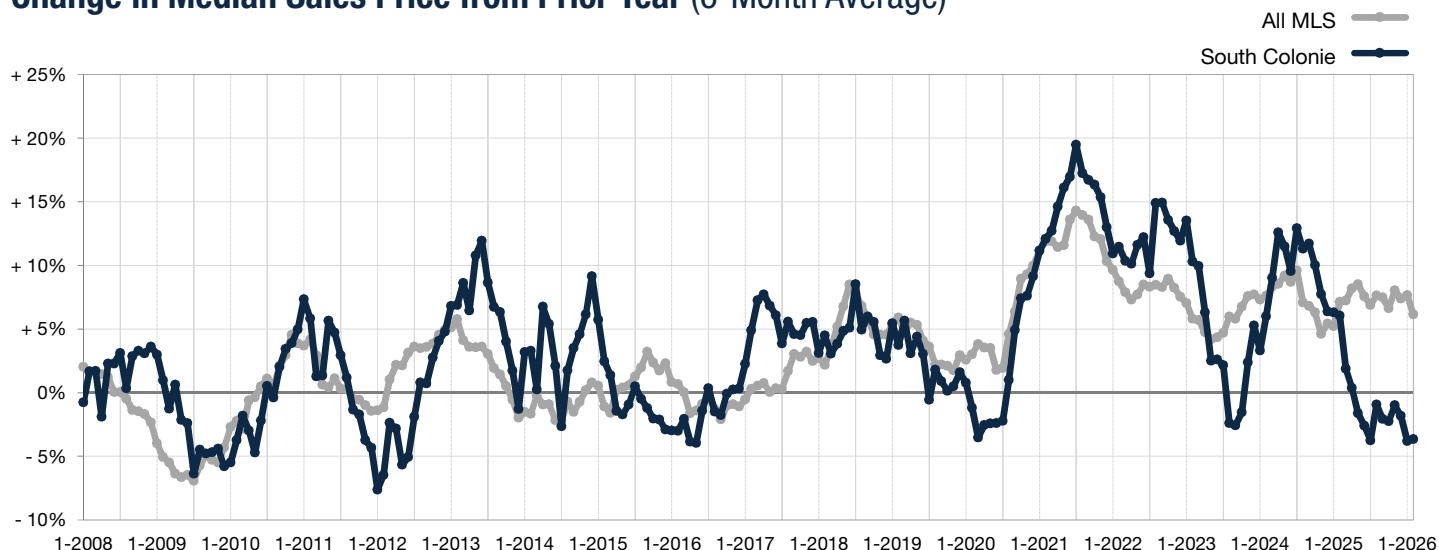


### Year to Date

■ 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.