

# Local Market Update – March 2026

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



**- 1.6%**

**+ 2.3%**

**+ 20.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

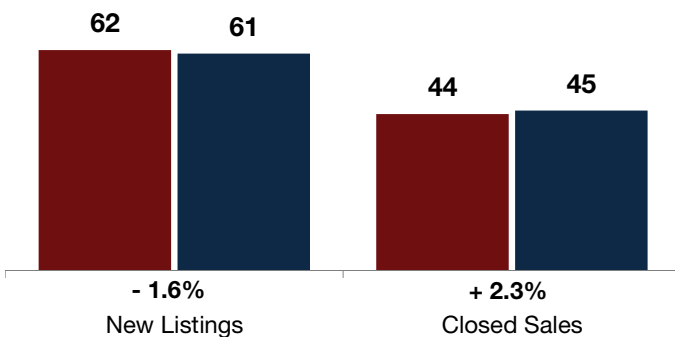
## South Colonie

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	62	61	- 1.6%	151	156	+ 3.3%
Closed Sales	44	45	+ 2.3%	134	125	- 6.7%
Median Sales Price*	\$352,500	<b>\$425,000</b>	+ 20.6%	\$346,450	<b>\$400,000</b>	+ 15.5%
Percent of Original List Price Received*	100.2%	99.9%	- 0.3%	99.7%	99.6%	- 0.1%
Days on Market Until Sale	26	44	+ 71.0%	34	35	+ 4.0%
Inventory of Homes for Sale	49	53	+ 8.2%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 19.1%	--	--	--

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

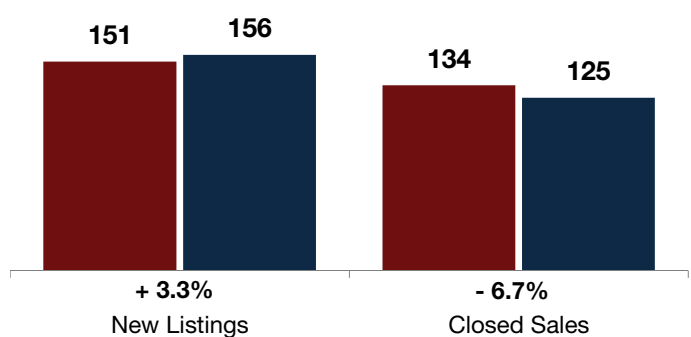
### March

■ 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.