

# Local Market Update – April 2026

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



**- 3.3%**

Change in  
New Listings

**- 6.3%**

Change in  
Closed Sales

**0.0%**

Change in  
Median Sales Price

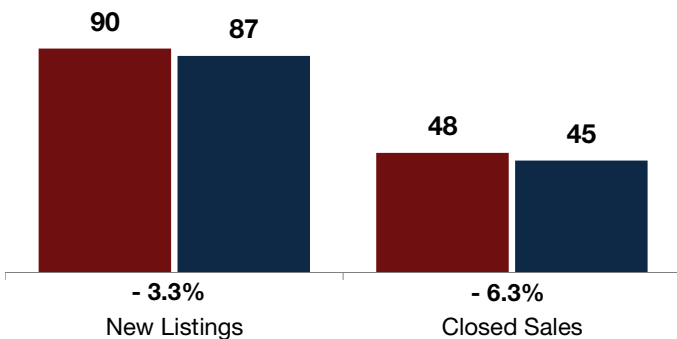
## South Colonie

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	90	87	- 3.3%	241	248	+ 2.9%
Closed Sales	48	45	- 6.3%	182	171	- 6.0%
Median Sales Price*	\$367,500	<b>\$367,500</b>	0.0%	\$356,000	<b>\$389,800</b>	+ 9.5%
Percent of Original List Price Received*	100.4%	<b>102.1%</b>	+ 1.7%	99.8%	<b>100.3%</b>	+ 0.4%
Days on Market Until Sale	23	<b>19</b>	- 16.2%	31	<b>31</b>	- 0.6%
Inventory of Homes for Sale	69	<b>59</b>	- 14.5%	--	--	--
Months Supply of Inventory	1.1	<b>1.0</b>	- 7.0%	--	--	--

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

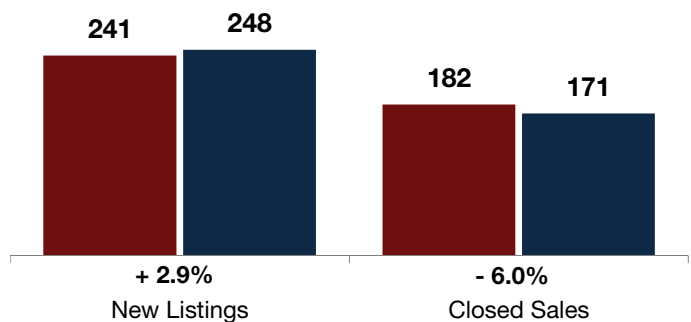
### April

■ 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.