

Local Market Update – January 2024

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



+ 14.6%

+ 10.2%

- 8.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

North Colonie

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	41	47	+ 14.6%	41	47	+ 14.6%
Closed Sales	49	54	+ 10.2%	49	54	+ 10.2%
Median Sales Price*	\$340,000	\$312,500	- 8.1%	\$340,000	\$312,500	- 8.1%
Percent of Original List Price Received*	101.7%	99.4%	- 2.3%	101.7%	99.4%	- 2.3%
Days on Market Until Sale	27	31	+ 14.8%	27	31	+ 14.8%
Inventory of Homes for Sale	83	76	- 8.4%	--	--	--
Months Supply of Inventory	1.5	1.3	- 14.9%	--	--	--

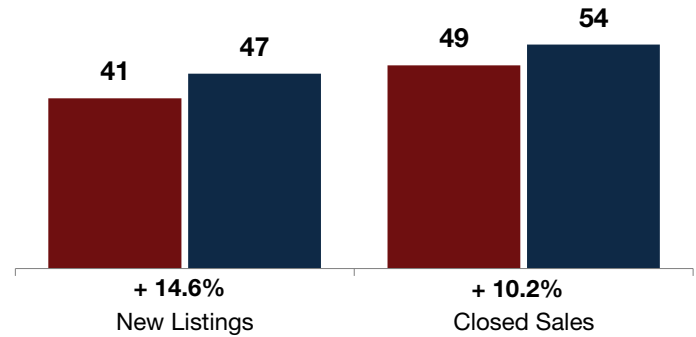
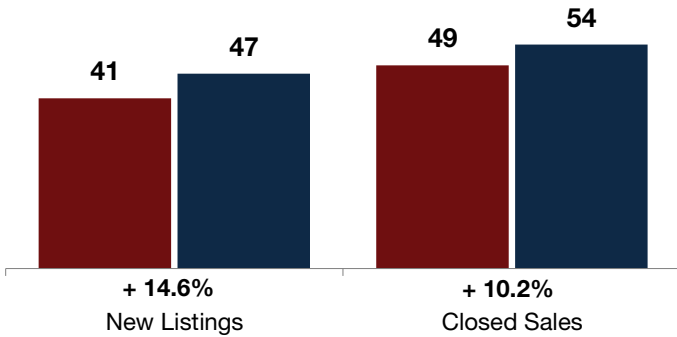
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

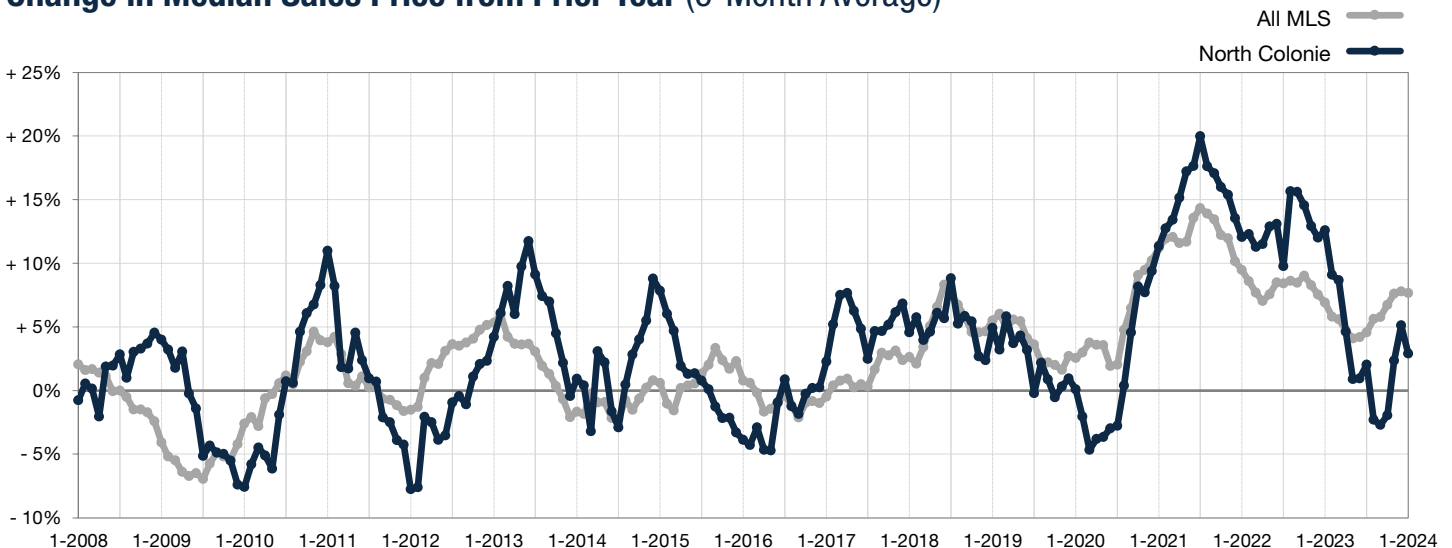
■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



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.