

Local Market Update – February 2024

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



+ 13.0%

- 20.0%

+ 4.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

North Colonie

February

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	54	61	+ 13.0%	95	108	+ 13.7%
Closed Sales	40	32	- 20.0%	89	88	- 1.1%
Median Sales Price*	\$347,500	\$362,500	+ 4.3%	\$345,000	\$334,000	- 3.2%
Percent of Original List Price Received*	102.6%	104.0%	+ 1.4%	102.1%	101.3%	- 0.8%
Days on Market Until Sale	36	25	- 31.7%	31	28	- 9.2%
Inventory of Homes for Sale	81	78	- 3.7%	--	--	--
Months Supply of Inventory	1.4	1.3	- 10.1%	--	--	--

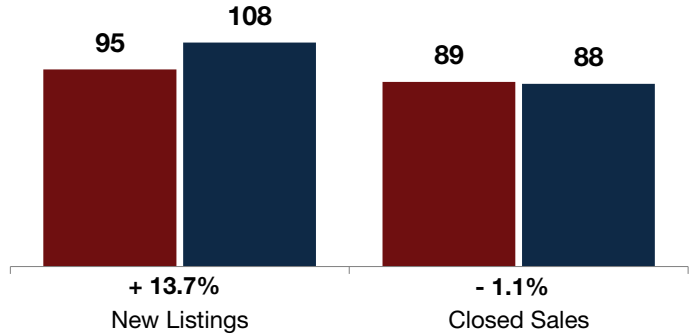
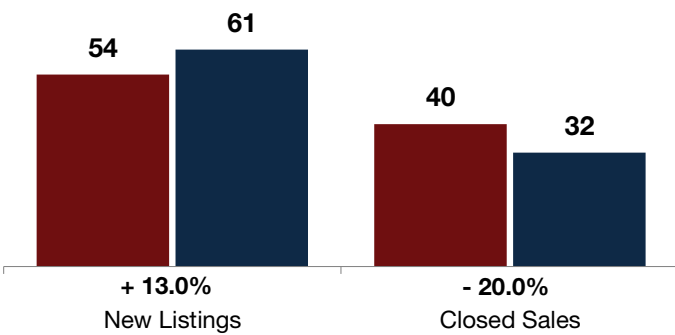
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

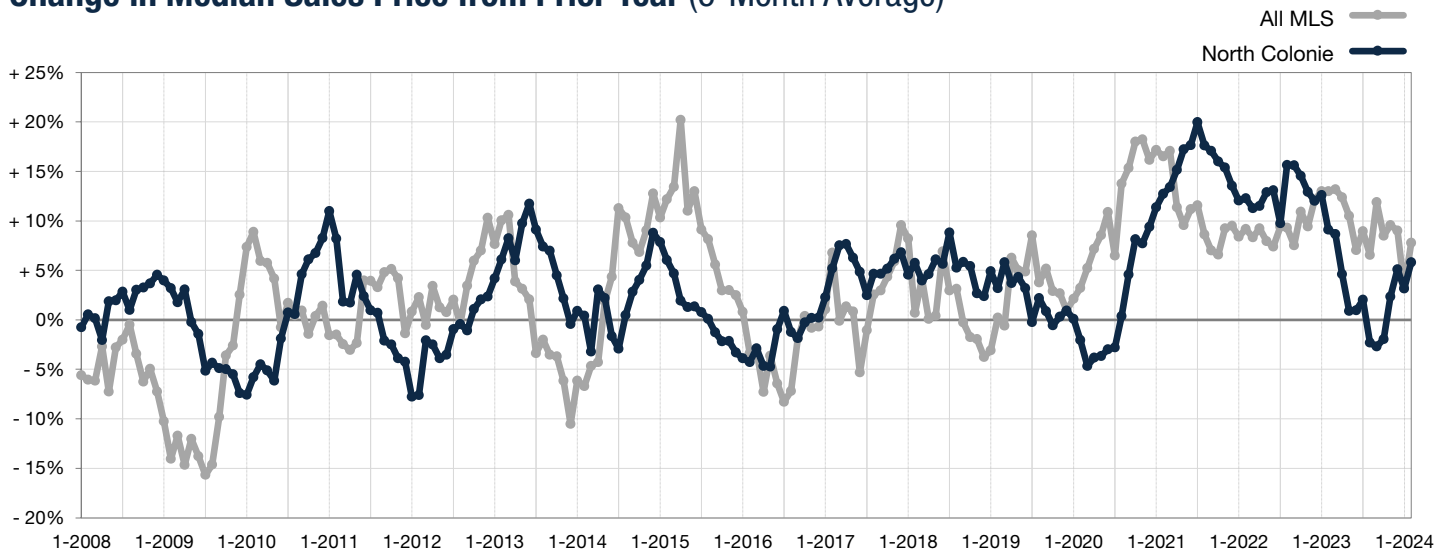
■ 2023 ■ 2024

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.