

# Local Market Update – March 2024

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



**- 9.7%**

Change in  
New Listings

**- 2.0%**

Change in  
Closed Sales

**+ 23.0%**

Change in  
Median Sales Price

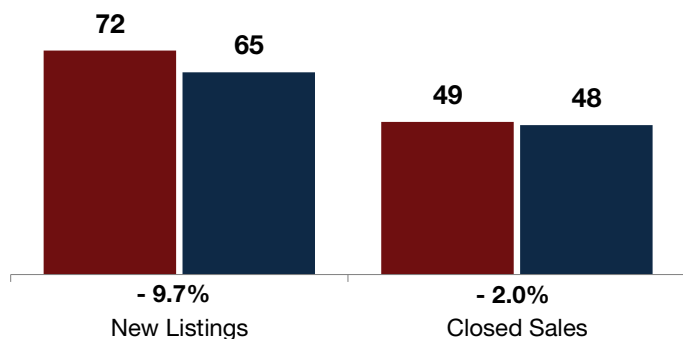
## North Colonie

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	72	65	- 9.7%	167	176	+ 5.4%
Closed Sales	49	48	- 2.0%	138	139	+ 0.7%
Median Sales Price*	\$305,000	<b>\$375,000</b>	+ 23.0%	\$326,500	<b>\$355,000</b>	+ 8.7%
Percent of Original List Price Received*	103.0%	<b>100.9%</b>	- 2.0%	102.4%	<b>101.3%</b>	- 1.1%
Days on Market Until Sale	18	<b>22</b>	+ 21.5%	26	<b>27</b>	+ 1.8%
Inventory of Homes for Sale	80	<b>67</b>	- 16.3%	--	--	--
Months Supply of Inventory	1.4	<b>1.1</b>	- 21.6%	--	--	--

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

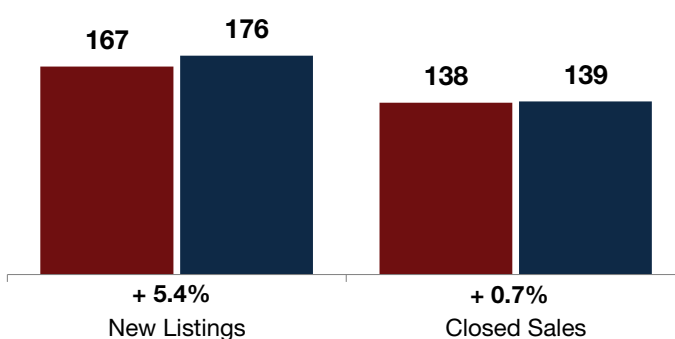
### March

■ 2023 ■ 2024

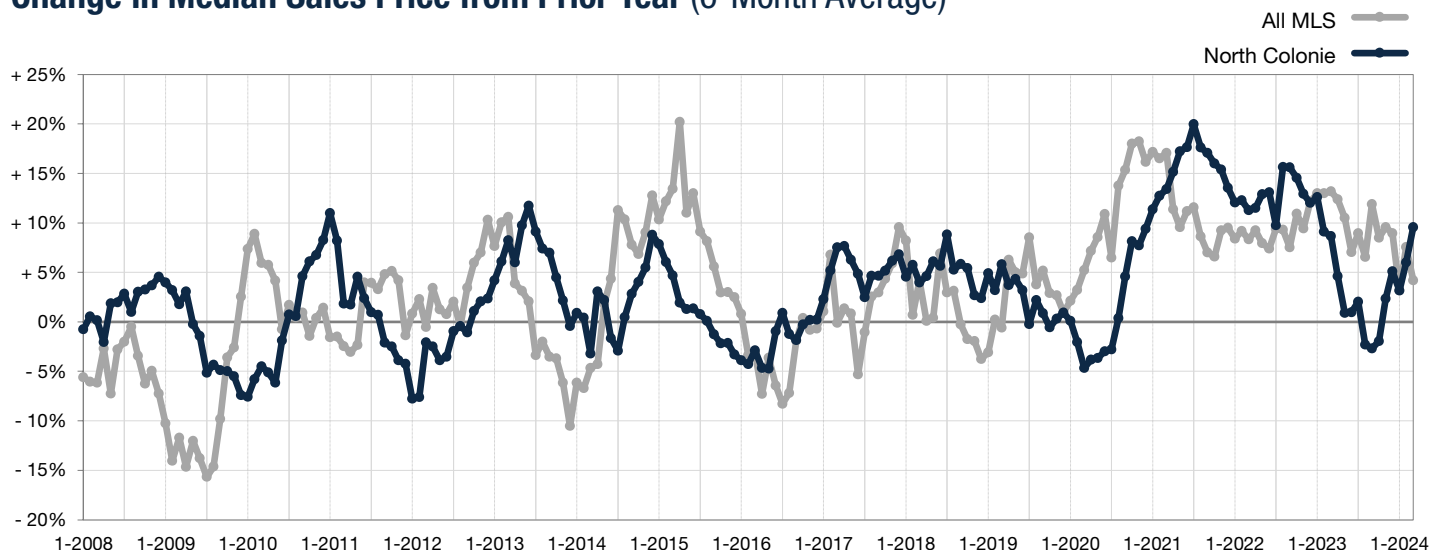


### Year to Date

■ 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.