

# Local Market Update – April 2024

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



## North Colonie

**+ 31.7%**

Change in  
New Listings

**+ 42.2%**

Change in  
Closed Sales

**+ 15.2%**

Change in  
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	63	83	+ 31.7%	230	265	+ 15.2%
Closed Sales	45	64	+ 42.2%	183	204	+ 11.5%
Median Sales Price*	\$325,500	<b>\$375,000</b>	+ 15.2%	\$325,500	<b>\$359,500</b>	+ 10.4%
Percent of Original List Price Received*	103.2%	<b>103.7%</b>	+ 0.5%	102.6%	<b>102.0%</b>	- 0.6%
Days on Market Until Sale	19	<b>30</b>	+ 59.5%	25	<b>28</b>	+ 13.6%
Inventory of Homes for Sale	82	<b>79</b>	- 3.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 10.6%	--	--	--

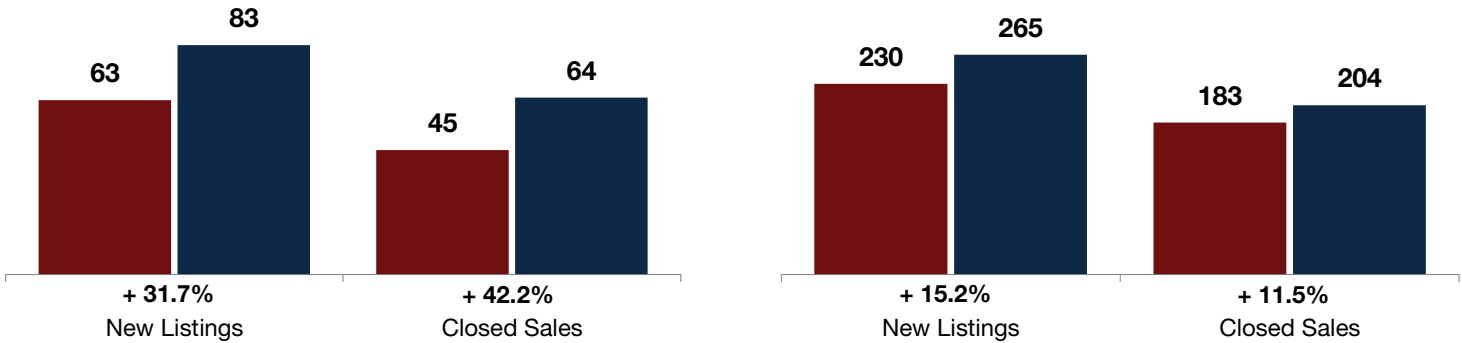
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

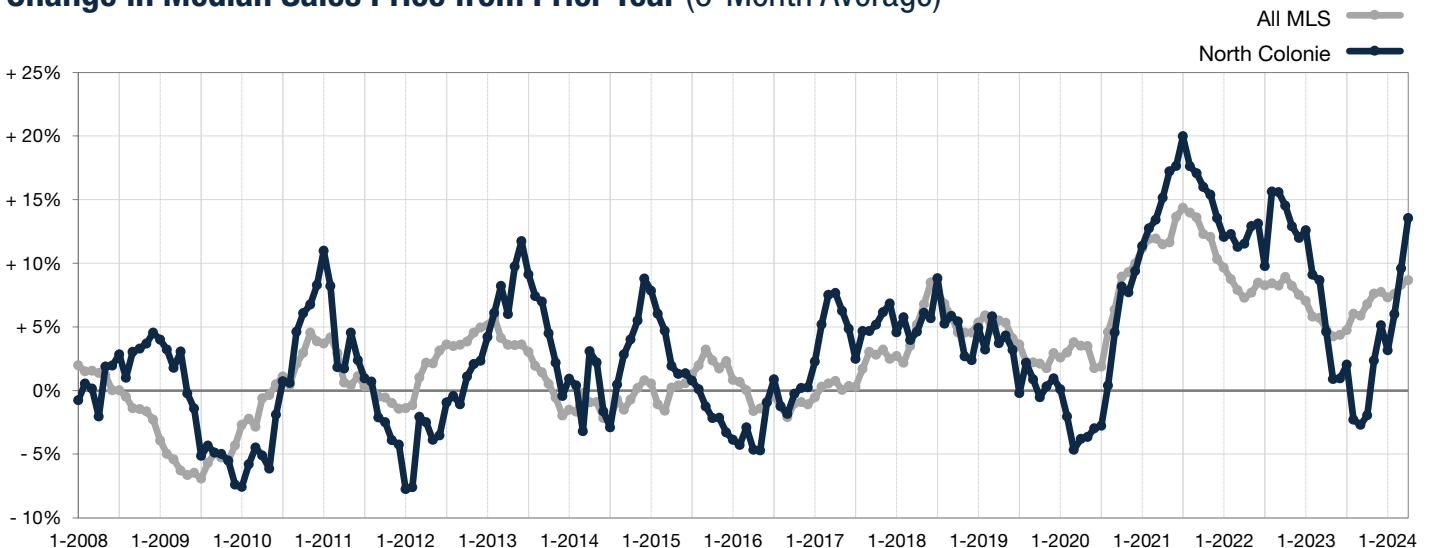
■ 2023 ■ 2024

### 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.