

# Local Market Update – May 2024

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



## North Colonie

**- 4.3%**

Change in  
New Listings

**- 19.4%**

Change in  
Closed Sales

**+ 12.1%**

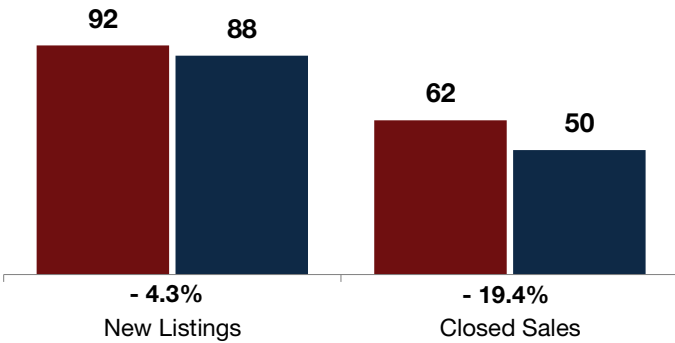
Change in  
Median Sales Price

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	92	88	- 4.3%	323	353	+ 9.3%
Closed Sales	62	50	- 19.4%	245	255	+ 4.1%
Median Sales Price*	\$350,000	<b>\$392,500</b>	+ 12.1%	\$340,000	<b>\$365,000</b>	+ 7.4%
Percent of Original List Price Received*	103.7%	<b>103.6%</b>	- 0.1%	102.9%	<b>102.3%</b>	- 0.5%
Days on Market Until Sale	13	<b>16</b>	+ 30.9%	22	<b>26</b>	+ 18.8%
Inventory of Homes for Sale	92	<b>99</b>	+ 7.6%	--	--	--
Months Supply of Inventory	1.6	<b>1.6</b>	+ 1.4%	--	--	--

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

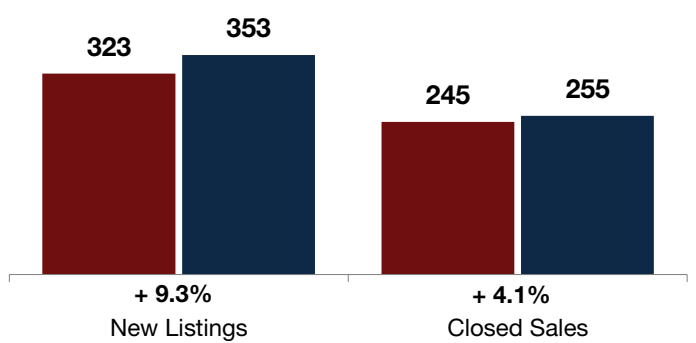
### May

■ 2023 ■ 2024

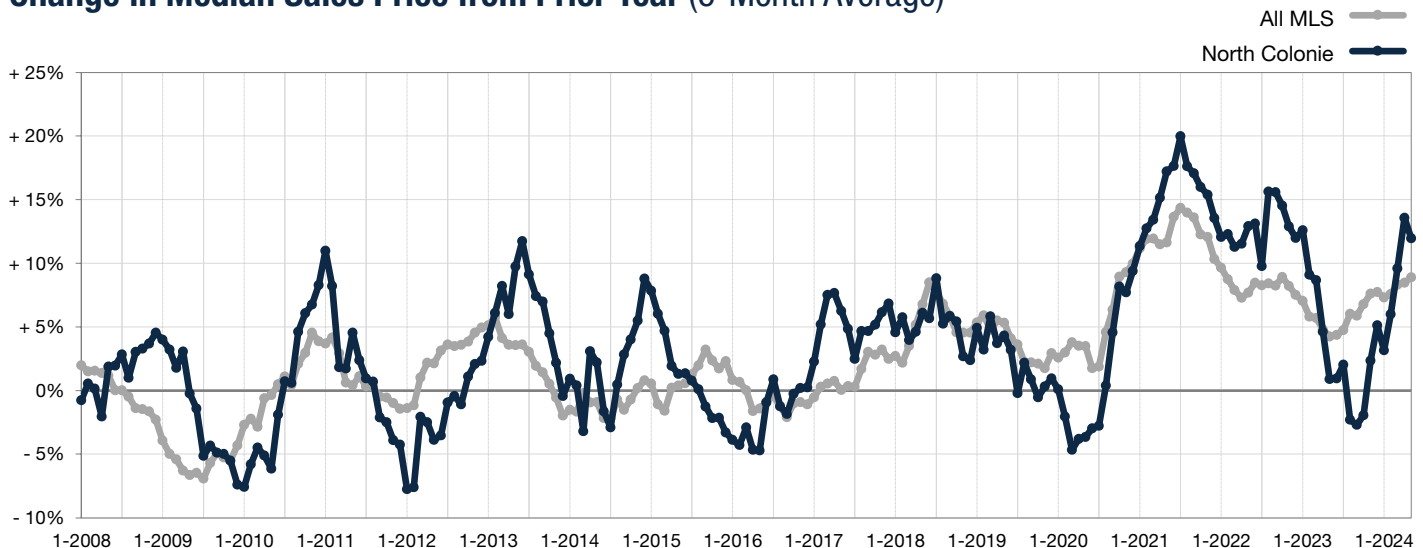


### Year to Date

■ 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.