

# Local Market Update – July 2024

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



## North Colonie

**+ 11.5%**

Change in  
New Listings

**+ 42.3%**

Change in  
Closed Sales

**+ 8.5%**

Change in  
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	87	97	+ 11.5%	507	551	+ 8.7%
Closed Sales	52	74	+ 42.3%	364	402	+ 10.4%
Median Sales Price*	\$358,033	<b>\$388,500</b>	+ 8.5%	\$341,000	<b>\$371,885</b>	+ 9.1%
Percent of Original List Price Received*	103.7%	<b>103.1%</b>	- 0.6%	102.9%	<b>102.8%</b>	- 0.1%
Days on Market Until Sale	16	<b>19</b>	+ 22.1%	20	<b>23</b>	+ 15.0%
Inventory of Homes for Sale	109	<b>112</b>	+ 2.8%	--	--	--
Months Supply of Inventory	1.9	<b>1.8</b>	- 6.2%	--	--	--

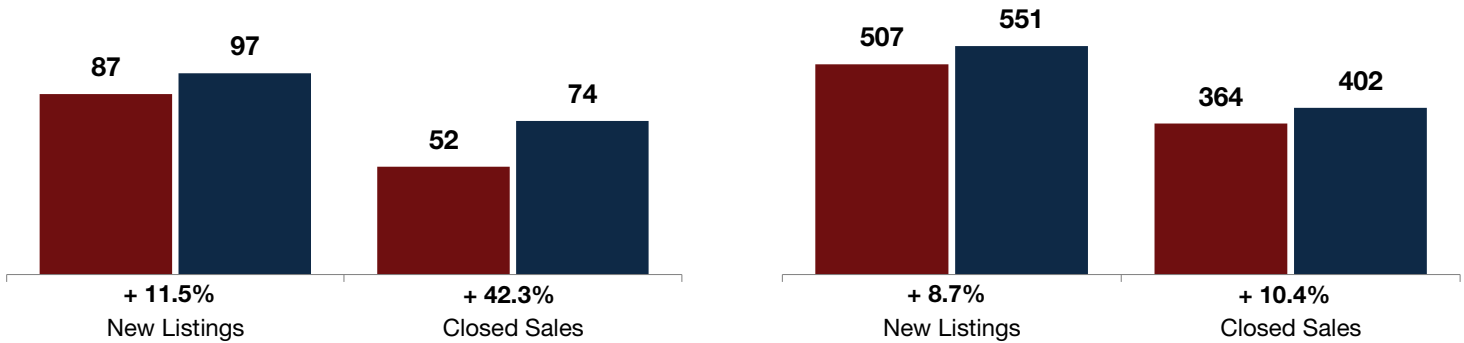
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

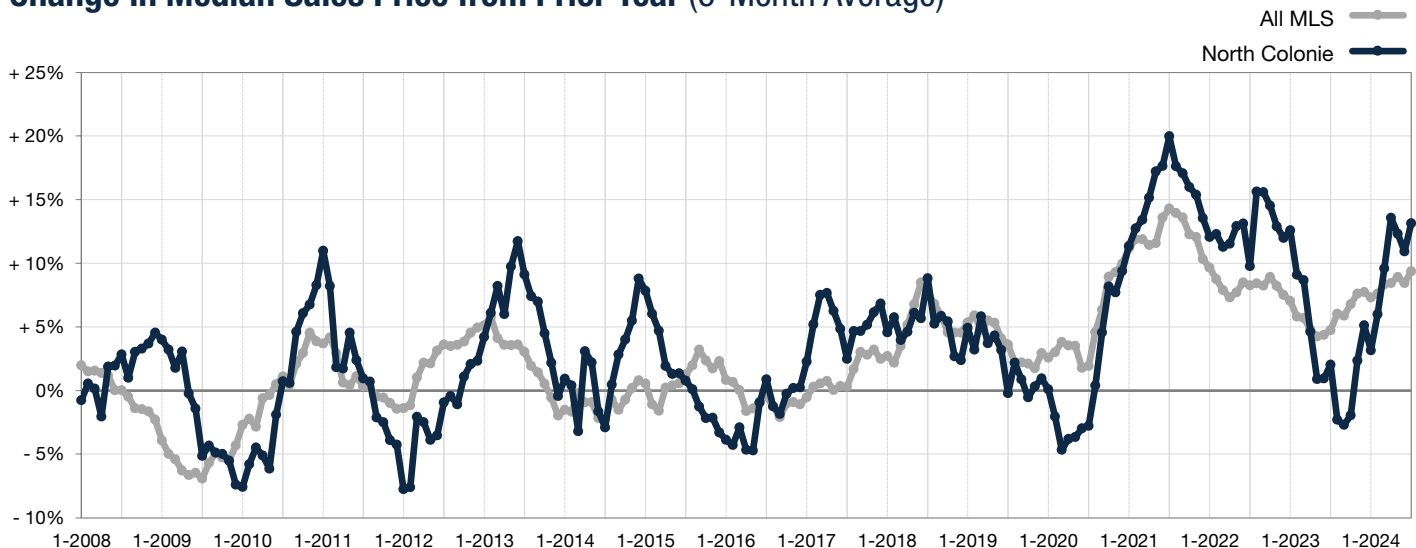
■ 2023 ■ 2024

### 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.