

Local Market Update – August 2024

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



- 2.0%

Change in
New Listings

- 22.7%

Change in
Closed Sales

+ 2.1%

Change in
Median Sales Price

North Colonie

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	98	96	- 2.0%	605	648	+ 7.1%
Closed Sales	88	68	- 22.7%	452	475	+ 5.1%
Median Sales Price*	\$365,000	\$372,500	+ 2.1%	\$348,000	\$371,769	+ 6.8%
Percent of Original List Price Received*	104.4%	103.6%	- 0.8%	103.2%	102.9%	- 0.3%
Days on Market Until Sale	14	18	+ 26.2%	19	22	+ 18.3%
Inventory of Homes for Sale	114	89	- 21.9%	--	--	--
Months Supply of Inventory	2.0	1.4	- 31.3%	--	--	--

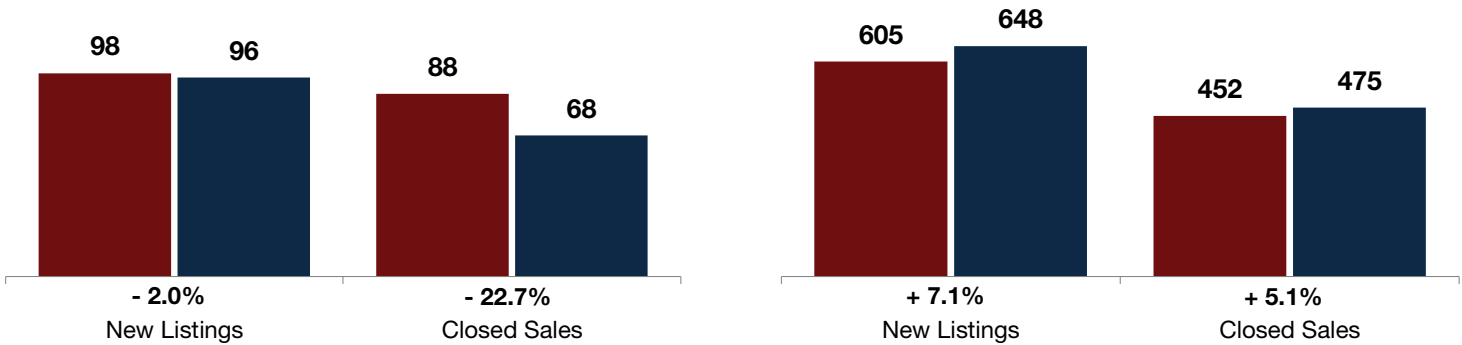
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

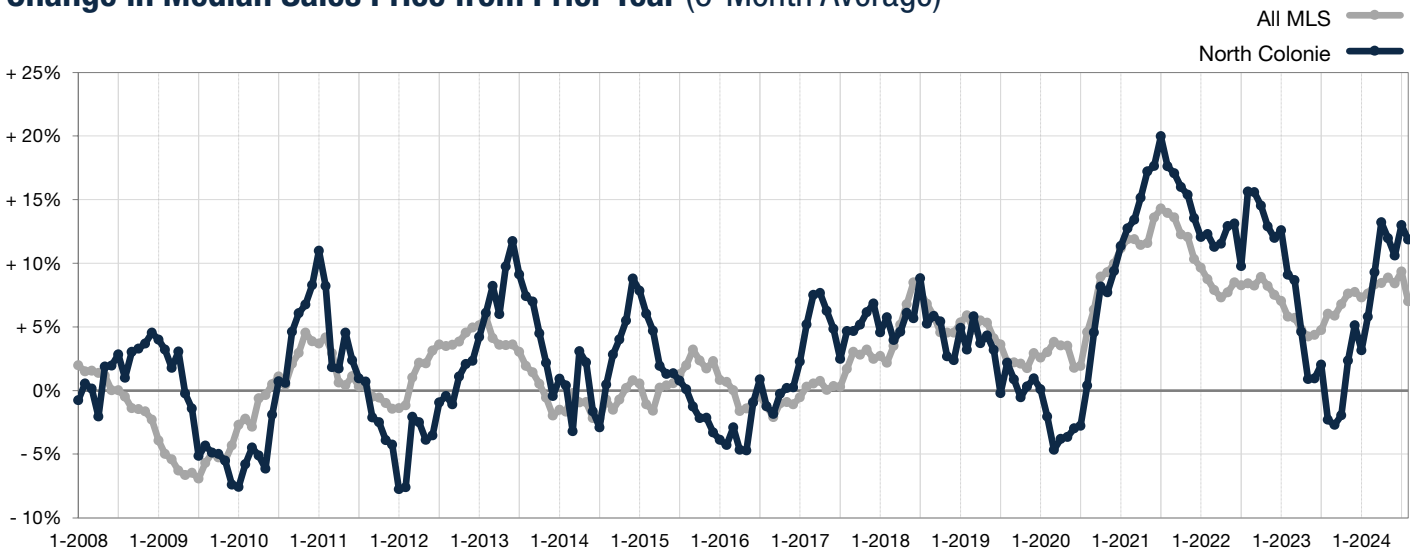
■ 2023 ■ 2024

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.