

Local Market Update – October 2024

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



North Colonie

+ 46.3%

+ 2.5%

+ 7.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

October

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	54	79	+ 46.3%	753	833	+ 10.6%
Closed Sales	79	81	+ 2.5%	607	631	+ 4.0%
Median Sales Price*	\$375,000	\$402,000	+ 7.2%	\$350,189	\$375,533	+ 7.2%
Percent of Original List Price Received*	104.1%	100.8%	- 3.2%	103.4%	102.3%	- 1.0%
Days on Market Until Sale	21	12	- 44.8%	18	21	+ 17.7%
Inventory of Homes for Sale	93	90	- 3.2%	--	--	--
Months Supply of Inventory	1.6	1.4	- 14.0%	--	--	--

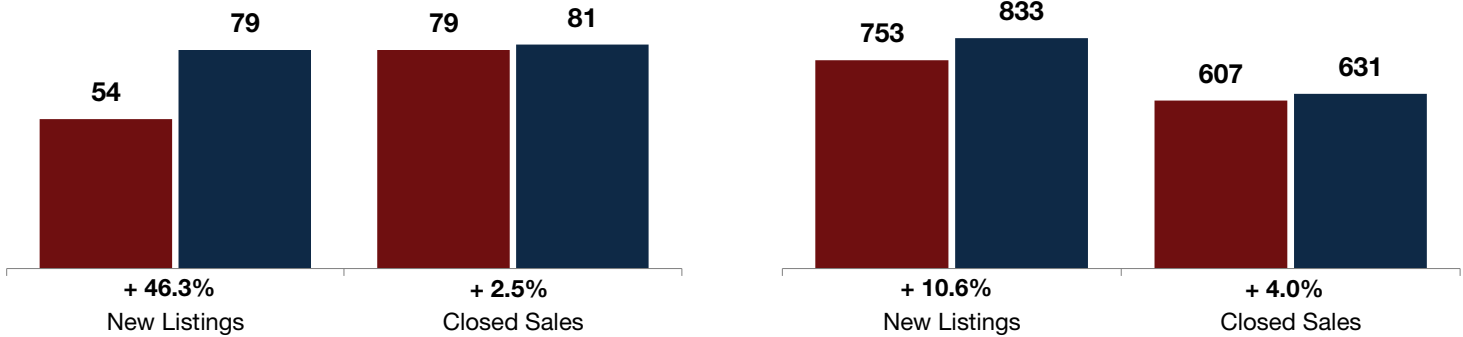
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

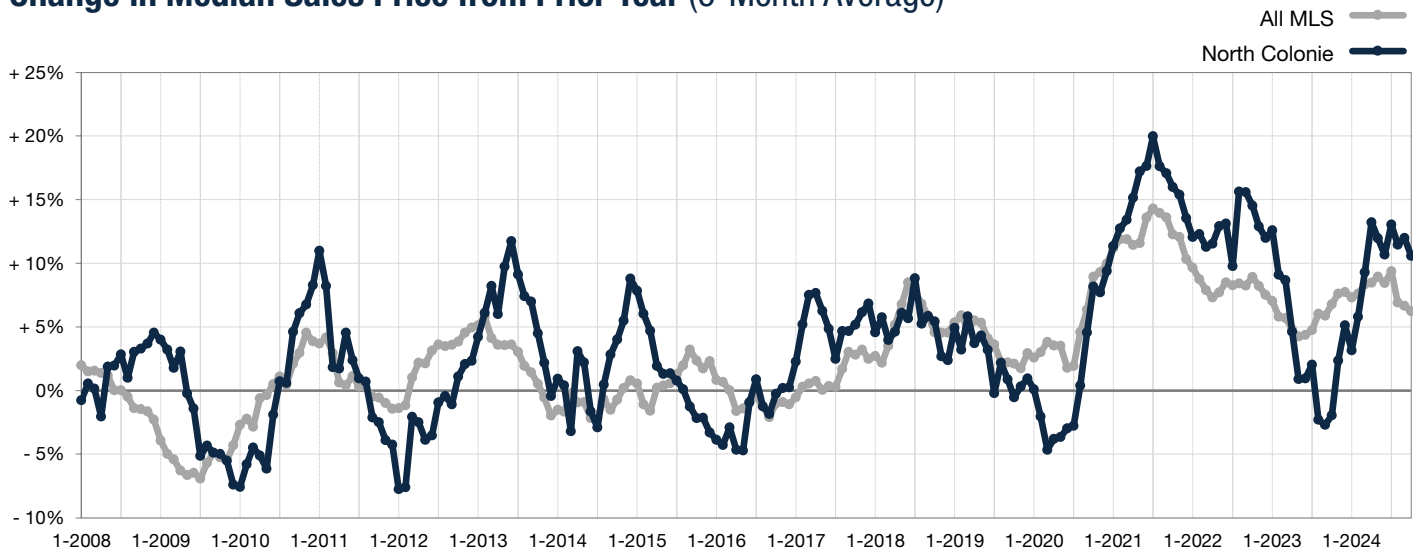
■ 2023 ■ 2024

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.