

Local Market Update – November 2024

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



North Colonie

- 38.8%

Change in
New Listings

- 1.4%

Change in
Closed Sales

- 4.1%

Change in
Median Sales Price

November

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	80	49	- 38.8%	833	885	+ 6.2%
Closed Sales	69	68	- 1.4%	676	701	+ 3.7%
Median Sales Price*	\$380,000	\$364,500	- 4.1%	\$355,000	\$375,000	+ 5.6%
Percent of Original List Price Received*	102.7%	99.3%	- 3.3%	103.3%	102.0%	- 1.2%
Days on Market Until Sale	21	20	- 2.0%	18	21	+ 15.2%
Inventory of Homes for Sale	102	76	- 25.5%	--	--	--
Months Supply of Inventory	1.7	1.2	- 31.7%	--	--	--

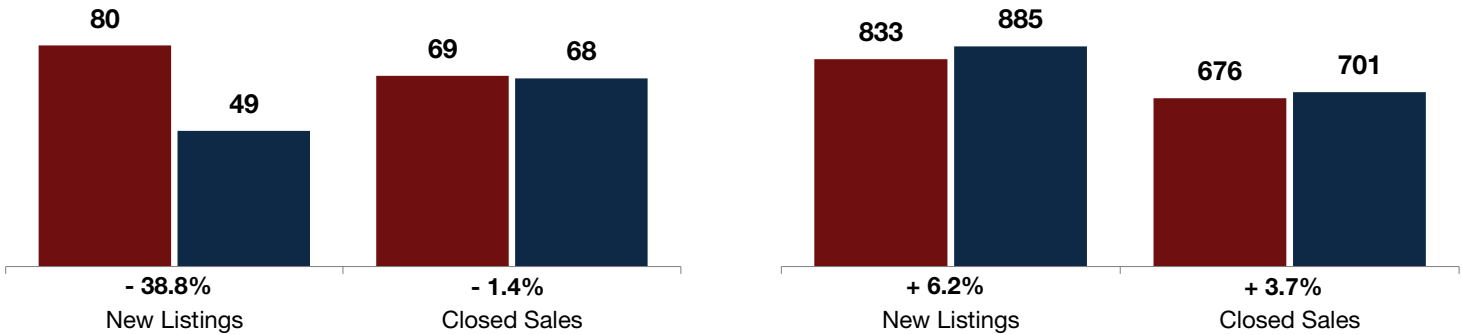
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

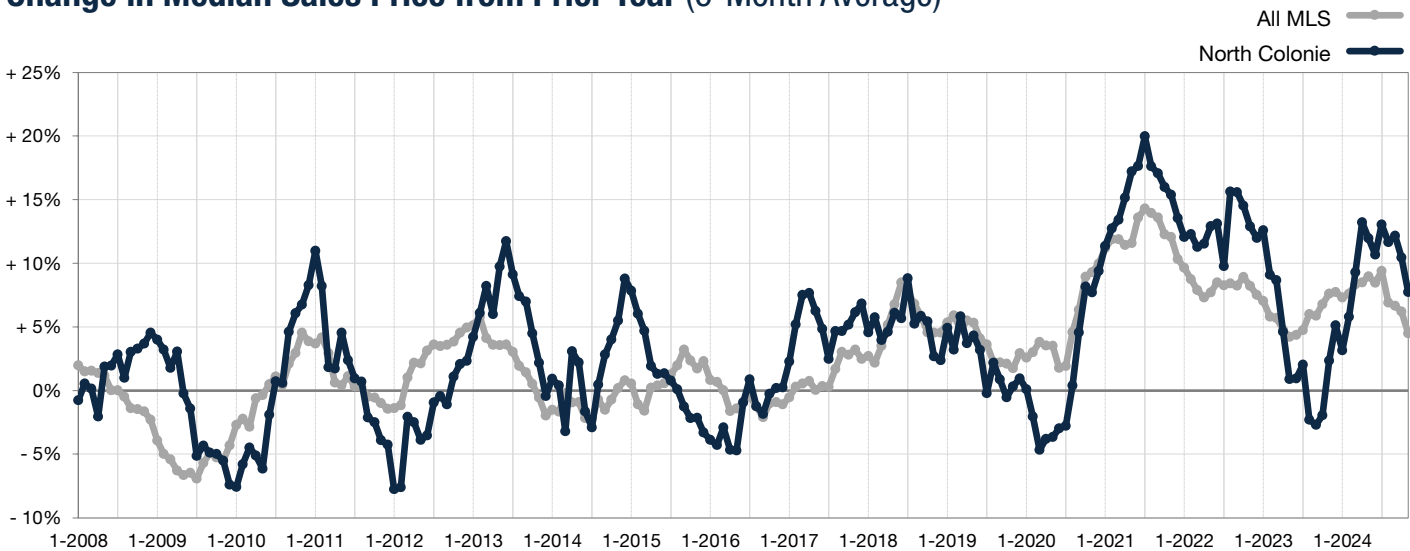
■ 2023 ■ 2024

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.