

Local Market Update – December 2024

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



North Colonie

- 5.9%

Change in
New Listings

+ 8.2%

Change in
Closed Sales

+ 3.1%

Change in
Median Sales Price

December

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	51	48	- 5.9%	884	940	+ 6.3%
Closed Sales	61	66	+ 8.2%	737	774	+ 5.0%
Median Sales Price*	\$381,000	\$393,000	+ 3.1%	\$360,000	\$375,736	+ 4.4%
Percent of Original List Price Received*	99.3%	100.9%	+ 1.6%	103.0%	101.9%	- 1.0%
Days on Market Until Sale	19	18	- 4.1%	18	21	+ 13.0%
Inventory of Homes for Sale	88	65	- 26.1%	--	--	--
Months Supply of Inventory	1.5	1.0	- 32.6%	--	--	--

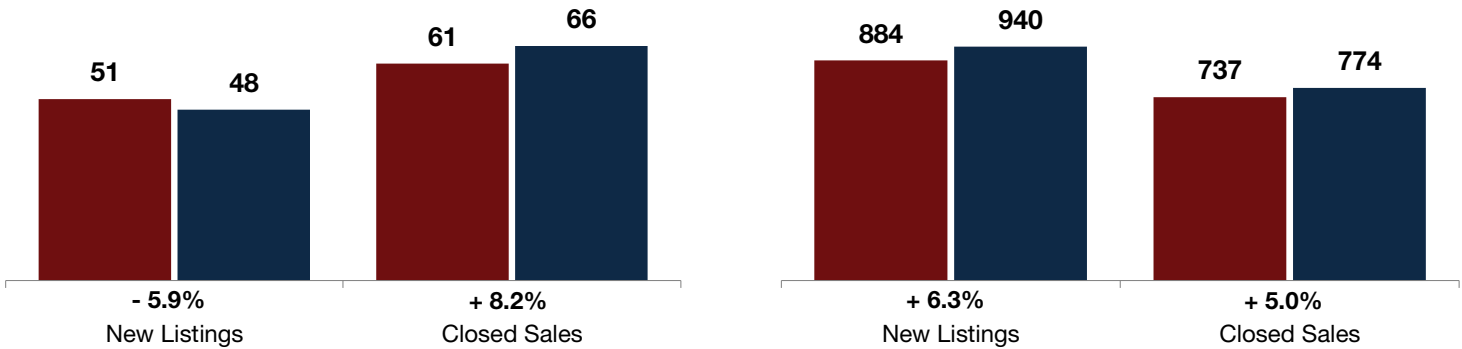
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

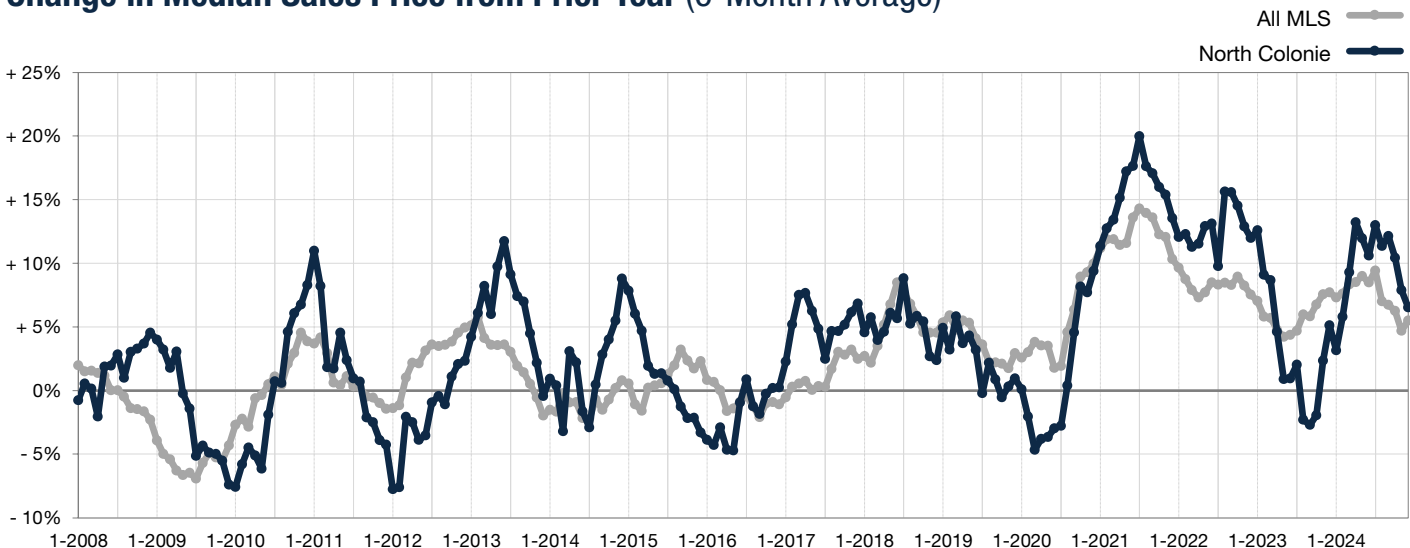
■ 2023 ■ 2024

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.