

Local Market Update – January 2024

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



+ 21.1%

+ 10.4%

- 10.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

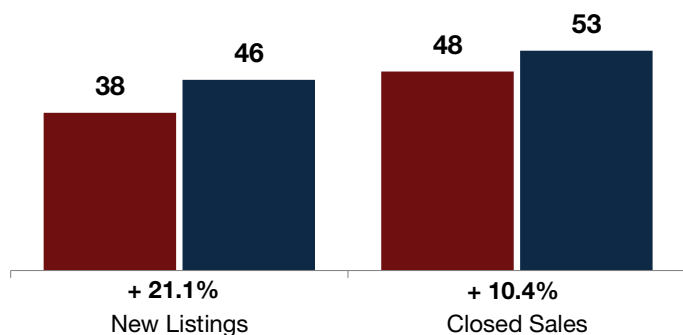
South Colonie

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	38	46	+ 21.1%	38	46	+ 21.1%
Closed Sales	48	53	+ 10.4%	48	53	+ 10.4%
Median Sales Price*	\$352,950	\$315,000	- 10.8%	\$352,950	\$315,000	- 10.8%
Percent of Original List Price Received*	102.0%	99.8%	- 2.2%	102.0%	99.8%	- 2.2%
Days on Market Until Sale	27	30	+ 14.7%	27	30	+ 14.7%
Inventory of Homes for Sale	76	72	- 5.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 11.3%	--	--	--

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

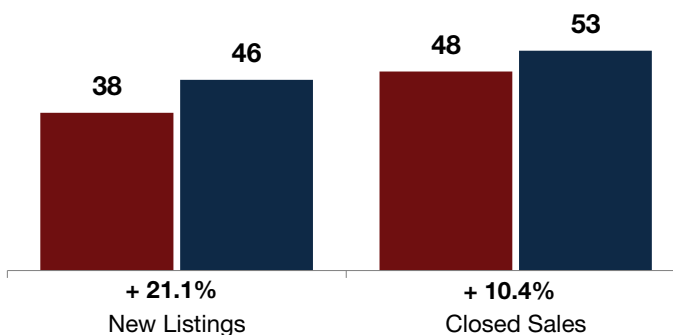
January

■ 2023 ■ 2024

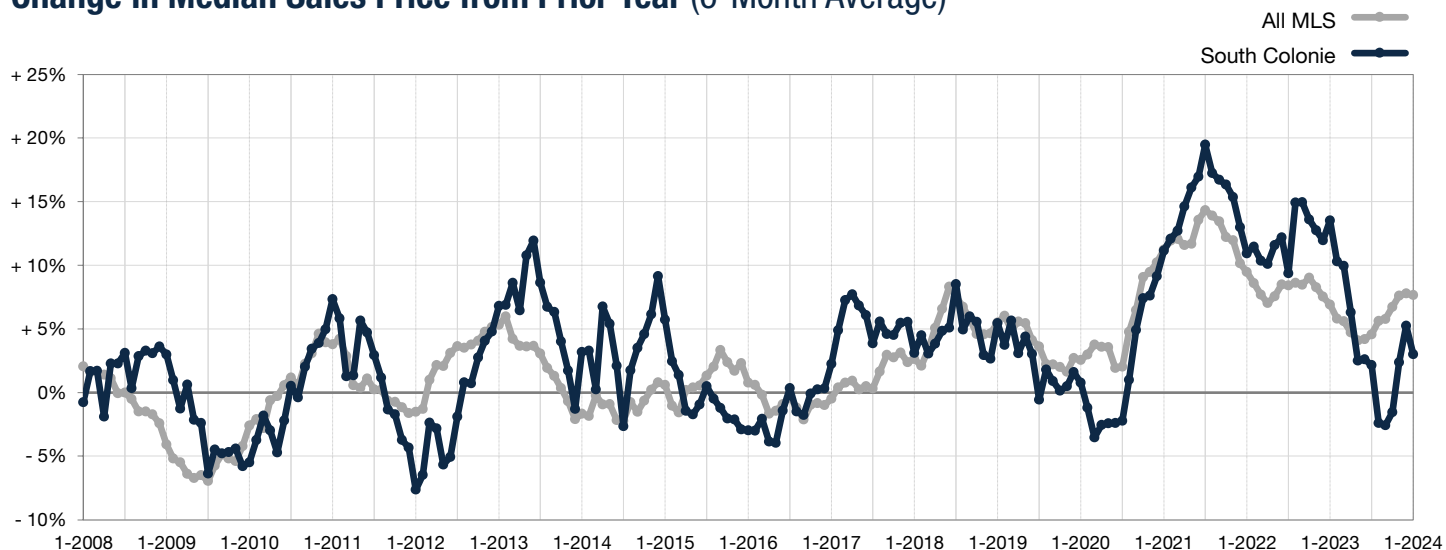


Year to Date

■ 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.