

# Local Market Update – February 2024

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



**+ 15.1%**

**- 23.1%**

**+ 3.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## South Colonie

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	53	61	+ 15.1%	91	107	+ 17.6%
Closed Sales	39	30	- 23.1%	87	85	- 2.3%
Median Sales Price*	\$350,000	<b>\$362,500</b>	+ 3.6%	\$350,000	<b>\$335,000</b>	- 4.3%
Percent of Original List Price Received*	102.6%	<b>104.7%</b>	+ 2.1%	102.2%	<b>101.8%</b>	- 0.4%
Days on Market Until Sale	37	<b>21</b>	- 42.5%	31	<b>27</b>	- 14.3%
Inventory of Homes for Sale	76	<b>76</b>	0.0%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 6.1%	--	--	--

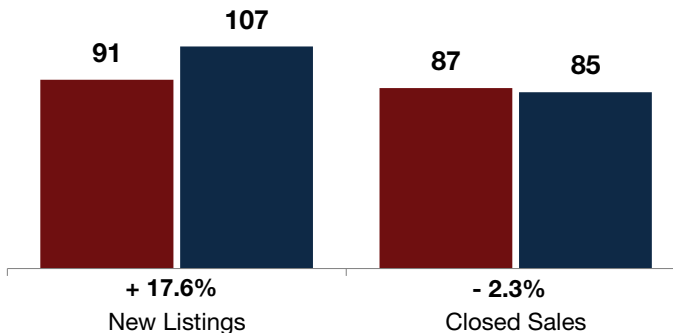
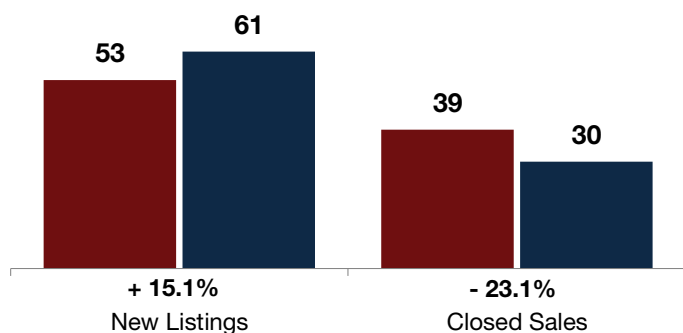
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

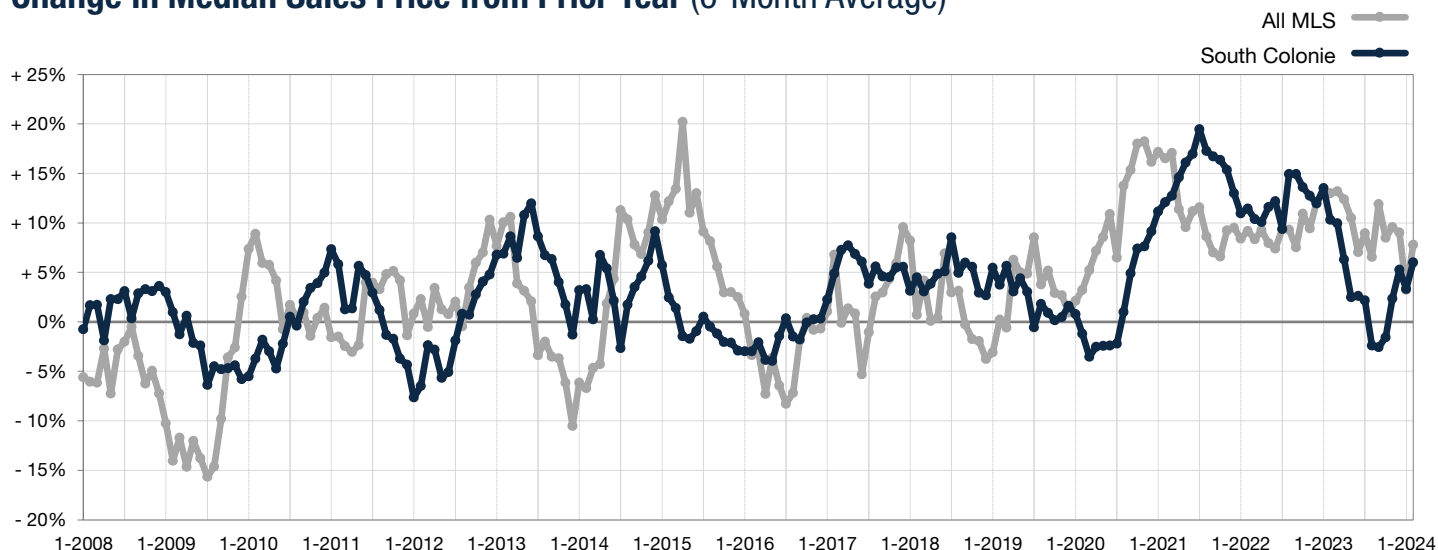
■ 2023 ■ 2024

### 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.