

Local Market Update – March 2024

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



- 15.3%

Change in
New Listings

- 4.3%

Change in
Closed Sales

+ 23.0%

Change in
Median Sales Price

South Colonie

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	72	61	- 15.3%	163	171	+ 4.9%
Closed Sales	47	45	- 4.3%	134	133	- 0.7%
Median Sales Price*	\$305,000	\$375,000	+ 23.0%	\$335,500	\$355,000	+ 5.8%
Percent of Original List Price Received*	103.7%	101.8%	- 1.9%	102.7%	101.9%	- 0.9%
Days on Market Until Sale	16	19	+ 16.3%	26	25	- 3.4%
Inventory of Homes for Sale	77	64	- 16.9%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.7%	--	--	--

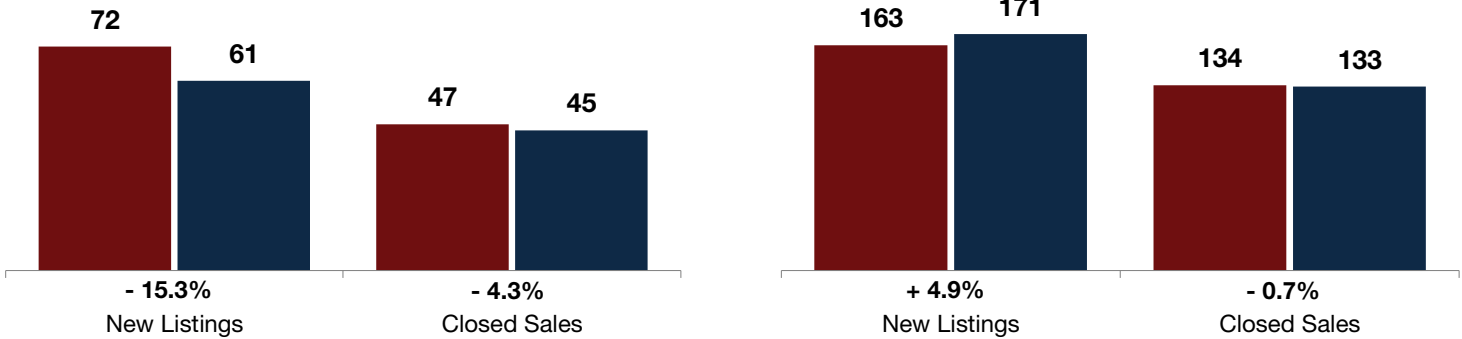
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

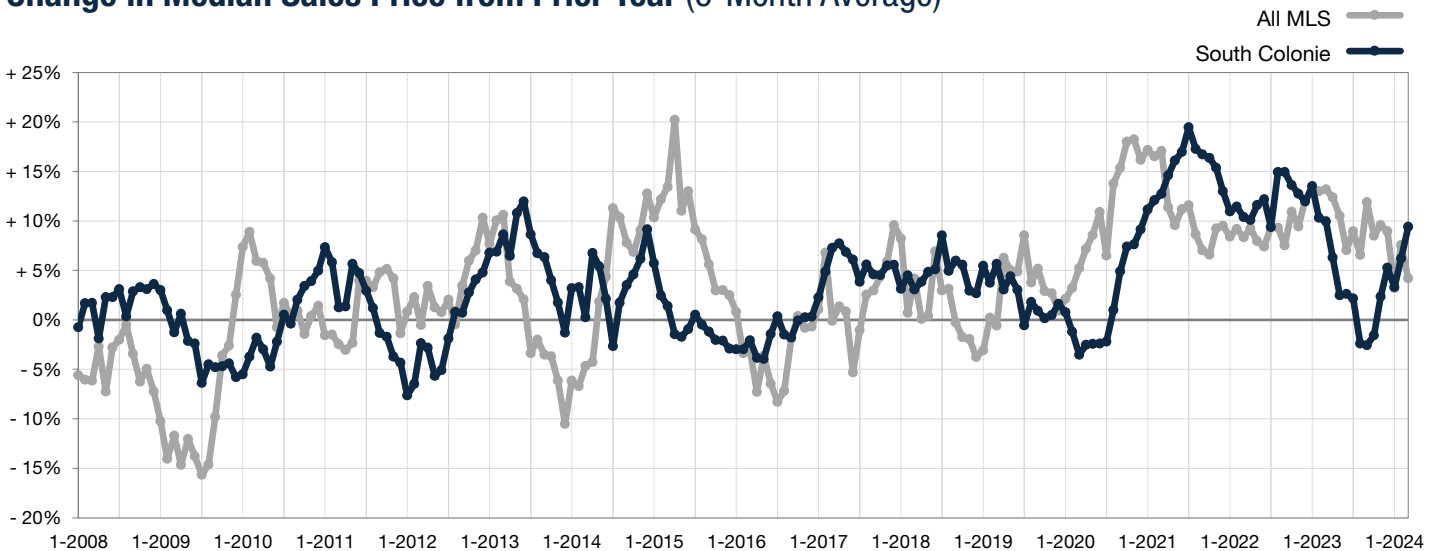
■ 2023 ■ 2024

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.