

# Local Market Update – April 2024

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



**+ 33.3%**

Change in  
New Listings

**+ 35.6%**

Change in  
Closed Sales

**+ 15.2%**

Change in  
Median Sales Price

## South Colonie

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	60	80	+ 33.3%	223	256	+ 14.8%
Closed Sales	45	61	+ 35.6%	179	195	+ 8.9%
Median Sales Price*	\$325,500	<b>\$375,000</b>	+ 15.2%	\$331,000	<b>\$359,000</b>	+ 8.5%
Percent of Original List Price Received*	103.2%	<b>103.8%</b>	+ 0.6%	102.9%	<b>102.4%</b>	- 0.4%
Days on Market Until Sale	19	<b>32</b>	+ 66.8%	24	<b>27</b>	+ 12.0%
Inventory of Homes for Sale	77	<b>79</b>	+ 2.6%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 3.2%	--	--	--

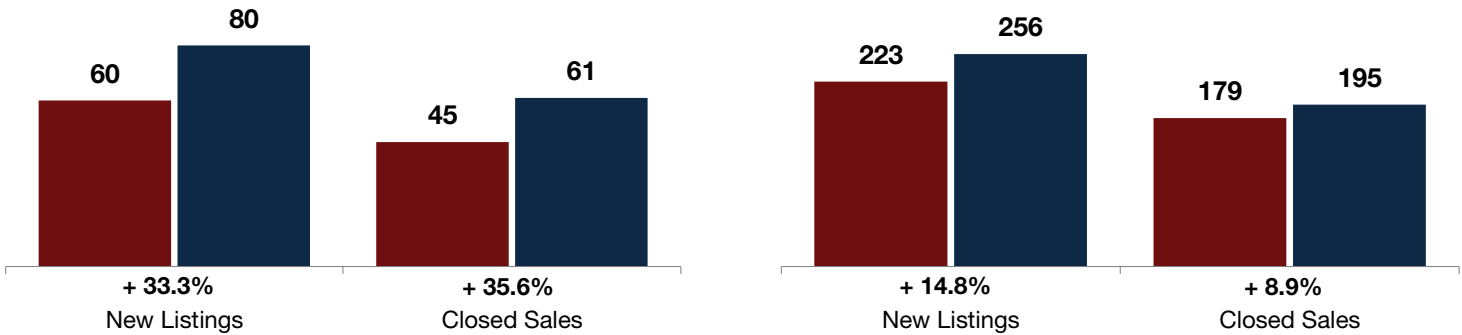
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

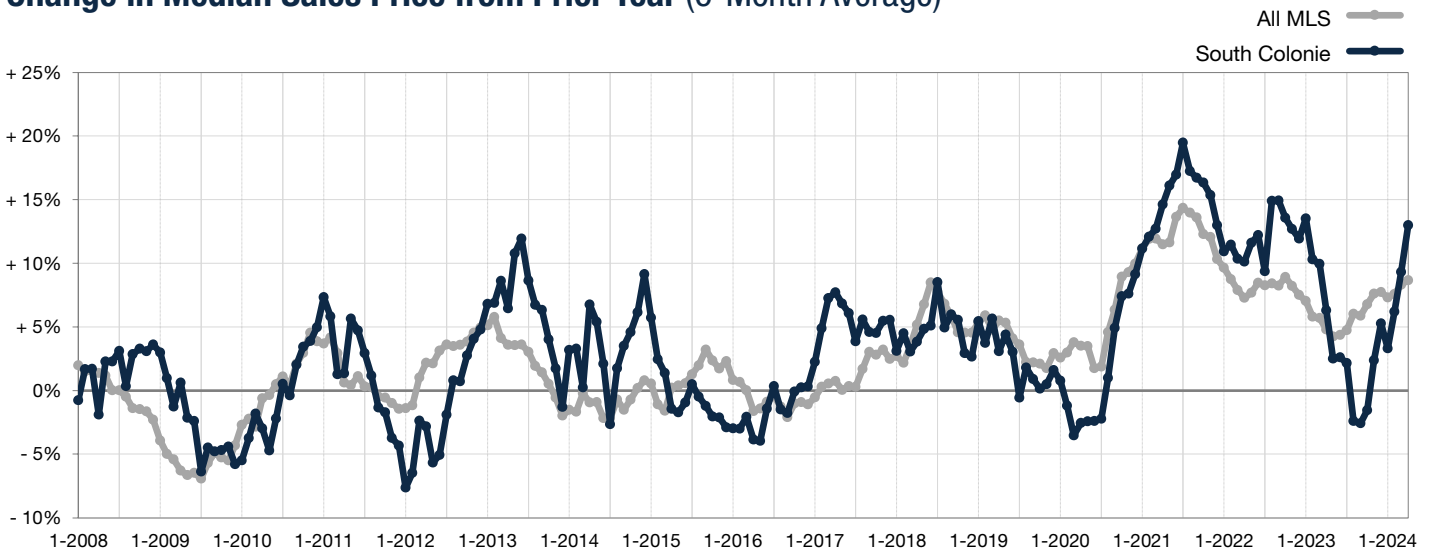
■ 2023 ■ 2024

### 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.