

Local Market Update – June 2024

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



South Colonie

0.0%

Change in
New Listings

- 1.6%

Change in
Closed Sales

+ 10.6%

Change in
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	95	95	0.0%	406	436	+ 7.4%
Closed Sales	62	61	- 1.6%	303	309	+ 2.0%
Median Sales Price*	\$352,500	\$390,000	+ 10.6%	\$340,000	\$370,000	+ 8.8%
Percent of Original List Price Received*	103.1%	104.0%	+ 0.9%	103.1%	102.9%	- 0.1%
Days on Market Until Sale	13	17	+ 34.7%	19	23	+ 19.1%
Inventory of Homes for Sale	97	97	0.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 8.6%	--	--	--

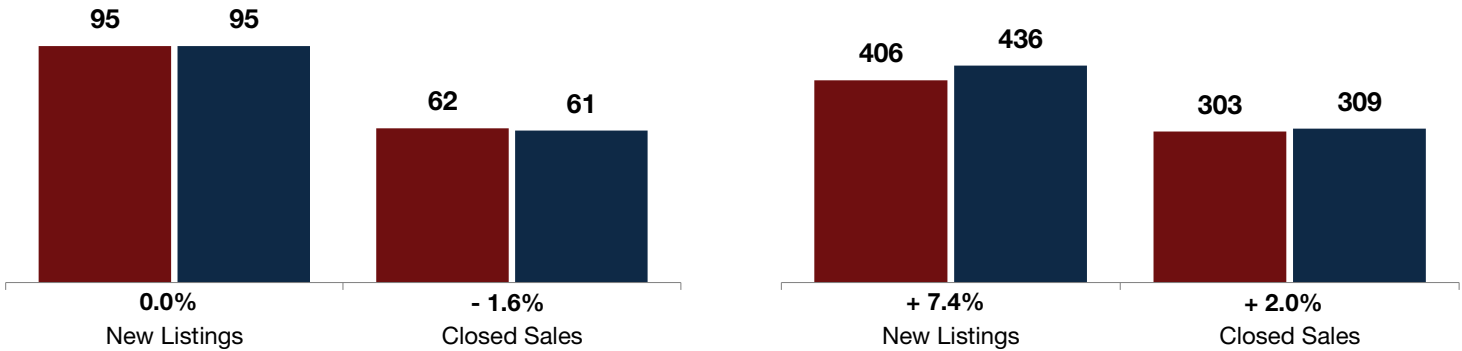
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

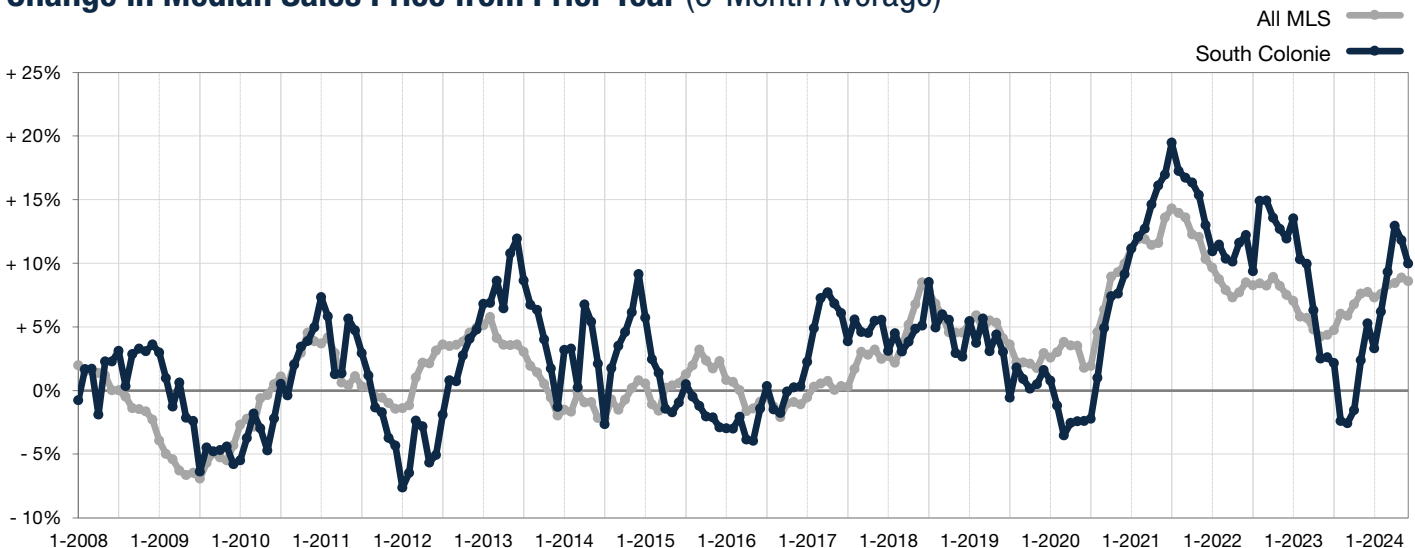
■ 2023 ■ 2024

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.