

Local Market Update – July 2024

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



+ 17.5%

+ 52.2%

+ 11.0%

Change in
New Listings

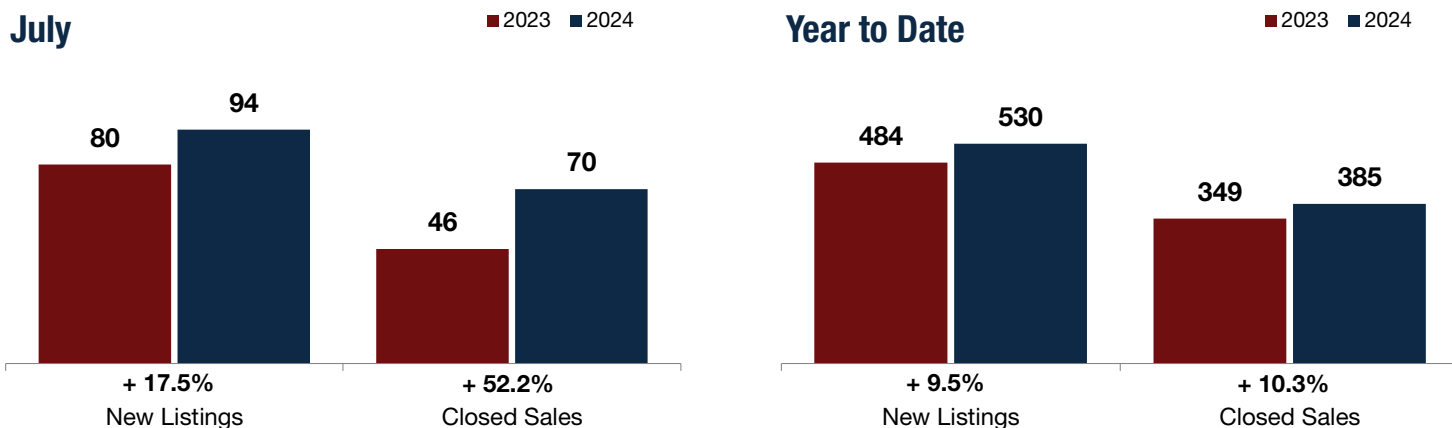
Change in
Closed Sales

Change in
Median Sales Price

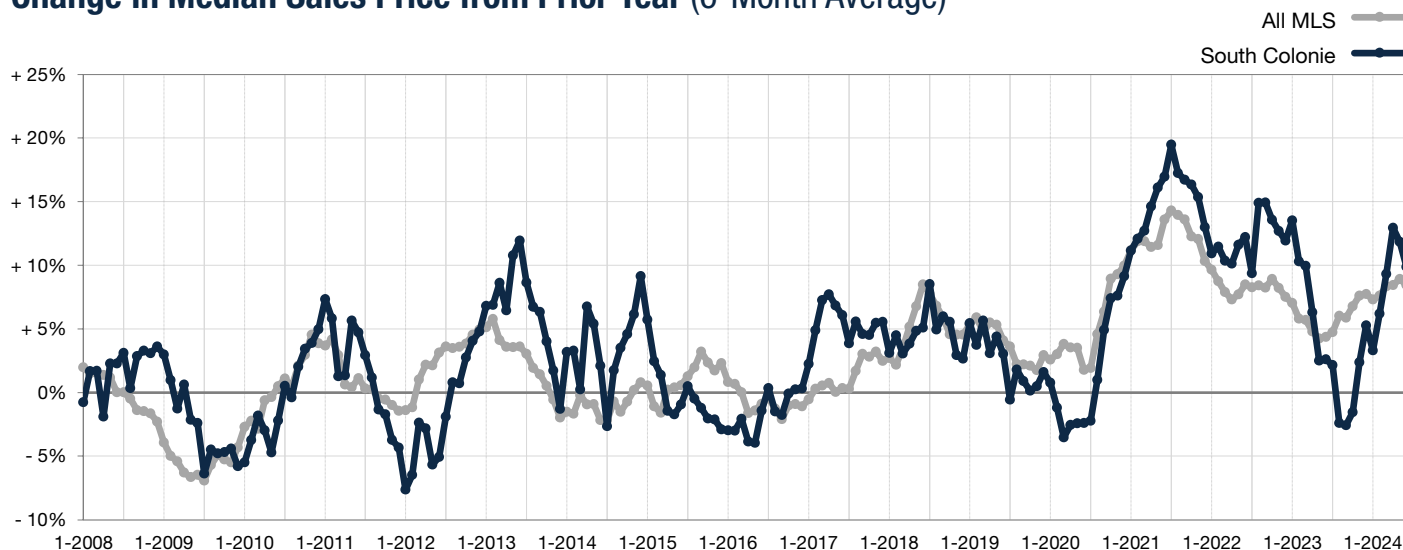
South Colonie

| | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| New Listings | 80 | 94 | + 17.5% | 484 | 530 | + 9.5% |
| Closed Sales | 46 | 70 | + 52.2% | 349 | 385 | + 10.3% |
| Median Sales Price* | \$350,000 | \$388,500 | + 11.0% | \$341,000 | \$370,000 | + 8.5% |
| Percent of Original List Price Received* | 103.9% | 103.0% | - 0.8% | 103.2% | 103.0% | - 0.2% |
| Days on Market Until Sale | 13 | 20 | + 53.7% | 19 | 22 | + 20.8% |
| Inventory of Homes for Sale | 104 | 104 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.7 | - 9.2% | -- | -- | -- |

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



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.