

Local Market Update – August 2024

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



+ 3.3%

Change in
New Listings

- 20.9%

Change in
Closed Sales

+ 2.3%

Change in
Median Sales Price

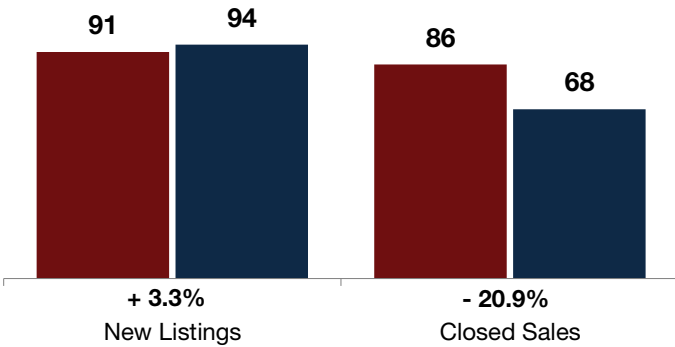
South Colonie

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	91	94	+ 3.3%	575	625	+ 8.7%
Closed Sales	86	68	- 20.9%	435	458	+ 5.3%
Median Sales Price*	\$364,000	\$372,500	+ 2.3%	\$347,000	\$370,000	+ 6.6%
Percent of Original List Price Received*	104.5%	103.6%	- 0.8%	103.4%	103.1%	- 0.4%
Days on Market Until Sale	14	18	+ 24.9%	18	22	+ 23.1%
Inventory of Homes for Sale	109	83	- 23.9%	--	--	--
Months Supply of Inventory	2.0	1.3	- 33.9%	--	--	--

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

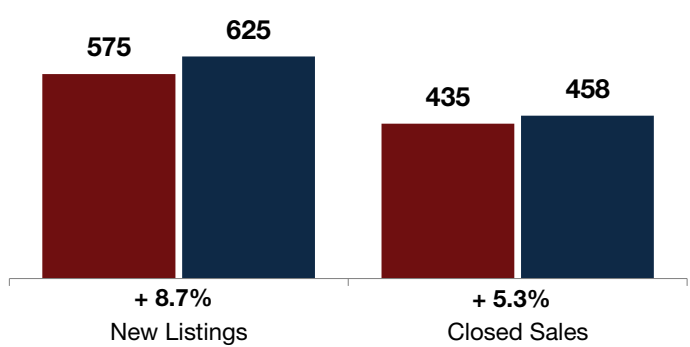
August

■ 2023 ■ 2024

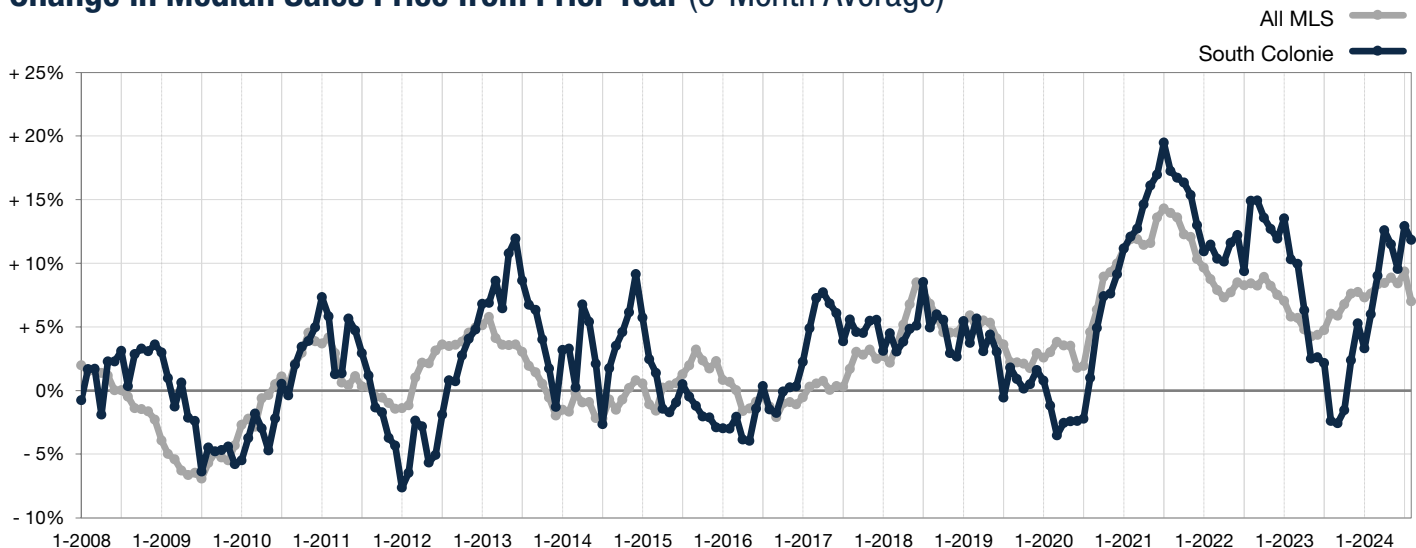


Year to Date

■ 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.