

Local Market Update – September 2024

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



South Colonie

+ 5.6%

Change in
New Listings

- 8.5%

Change in
Closed Sales

+ 19.1%

Change in
Median Sales Price

September

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	90	95	+ 5.6%	665	723	+ 8.7%
Closed Sales	71	65	- 8.5%	506	527	+ 4.2%
Median Sales Price*	\$361,000	\$430,000	+ 19.1%	\$350,000	\$375,000	+ 7.1%
Percent of Original List Price Received*	104.0%	100.5%	- 3.4%	103.5%	102.7%	- 0.8%
Days on Market Until Sale	13	29	+ 129.3%	17	23	+ 32.7%
Inventory of Homes for Sale	115	86	- 25.2%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.8%	--	--	--

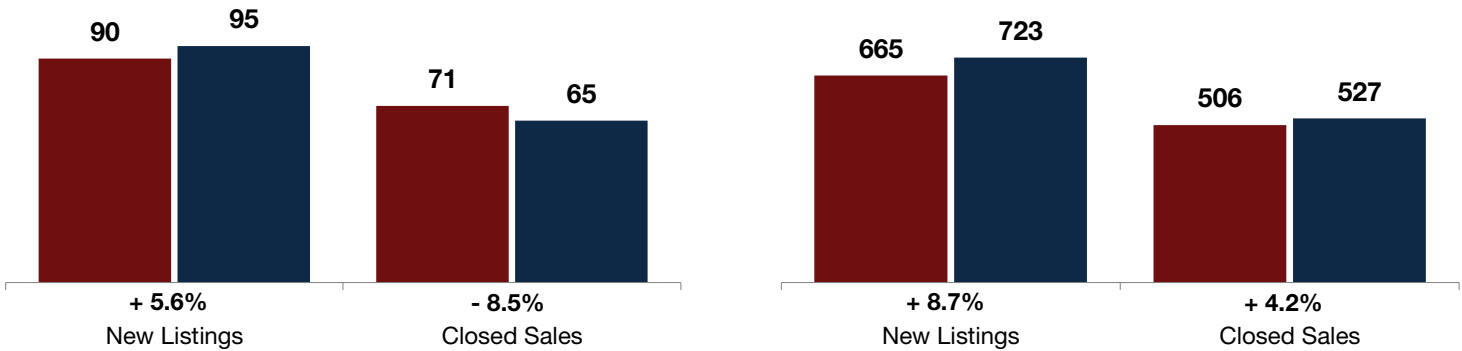
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

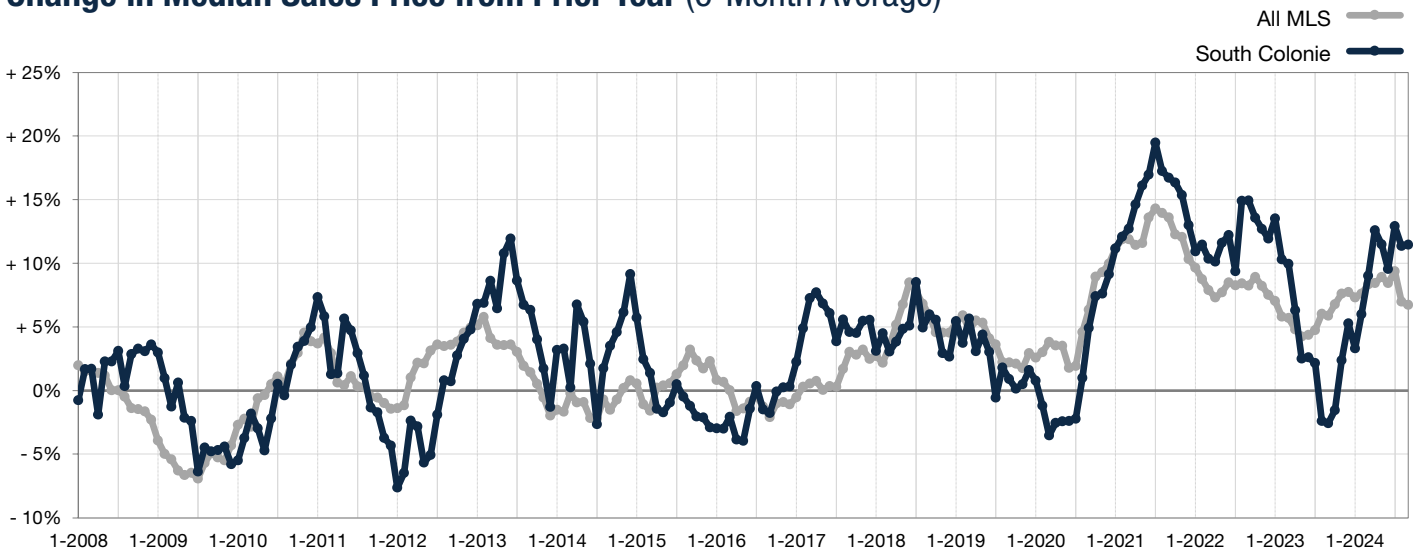
■ 2023 ■ 2024

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.