

Local Market Update – October 2024

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



South Colonie

+ 51.9%

Change in
New Listings

+ 3.9%

Change in
Closed Sales

+ 7.6%

Change in
Median Sales Price

October

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	52	79	+ 51.9%	717	806	+ 12.4%
Closed Sales	77	80	+ 3.9%	583	608	+ 4.3%
Median Sales Price*	\$375,000	\$403,500	+ 7.6%	\$350,189	\$375,000	+ 7.1%
Percent of Original List Price Received*	104.3%	100.8%	- 3.3%	103.6%	102.5%	- 1.1%
Days on Market Until Sale	21	12	- 44.5%	18	21	+ 20.1%
Inventory of Homes for Sale	88	87	- 1.1%	--	--	--
Months Supply of Inventory	1.6	1.4	- 13.1%	--	--	--

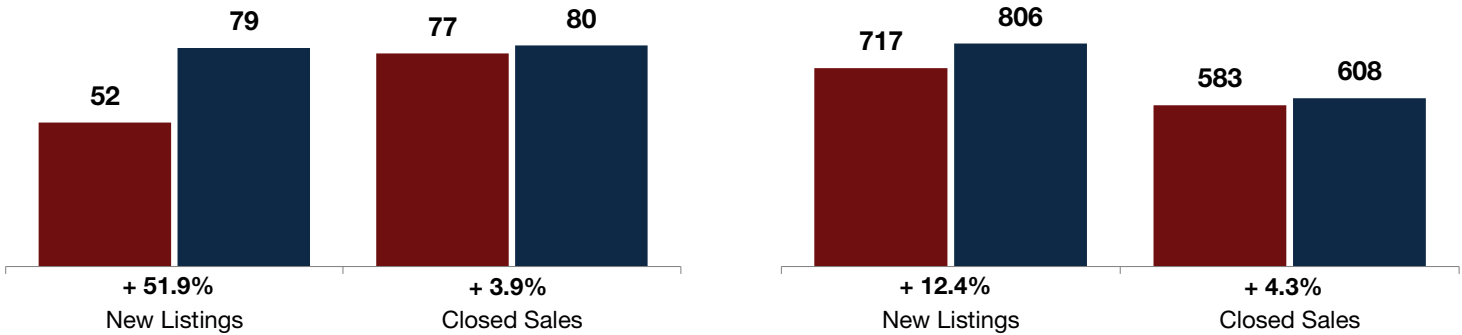
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

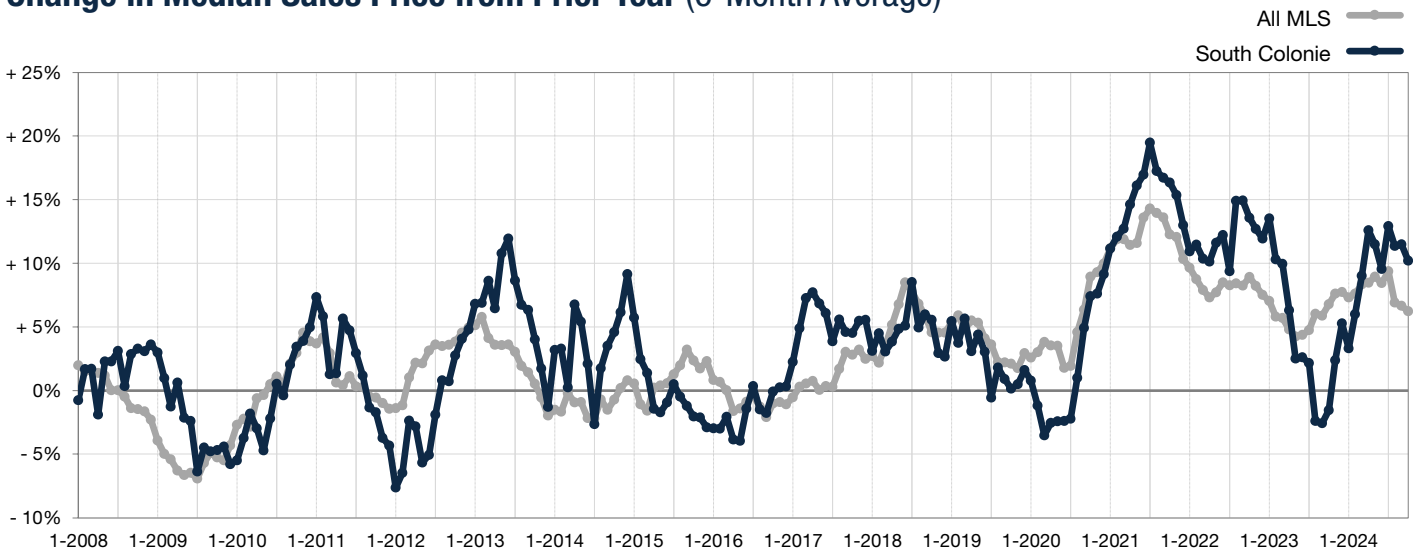
■ 2023 ■ 2024

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.