

Local Market Update – November 2024

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



- 39.0%

- 1.5%

- 2.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

South Colonie

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	77	47	- 39.0%	794	856	+ 7.8%
Closed Sales	65	64	- 1.5%	648	674	+ 4.0%
Median Sales Price*	\$380,000	\$370,000	- 2.6%	\$355,000	\$375,000	+ 5.6%
Percent of Original List Price Received*	103.3%	99.9%	- 3.3%	103.6%	102.2%	- 1.3%
Days on Market Until Sale	21	19	- 9.8%	18	21	+ 16.5%
Inventory of Homes for Sale	96	74	- 22.9%	--	--	--
Months Supply of Inventory	1.7	1.2	- 30.0%	--	--	--

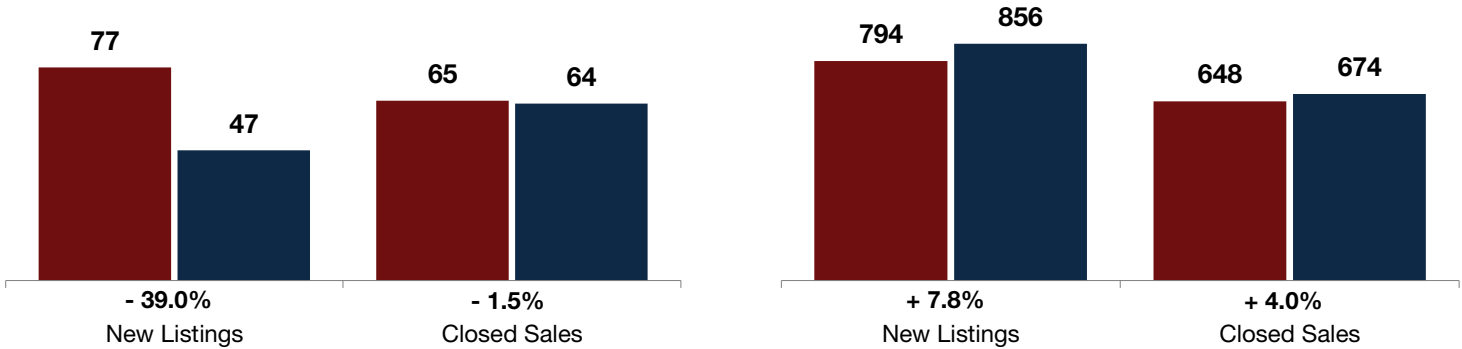
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

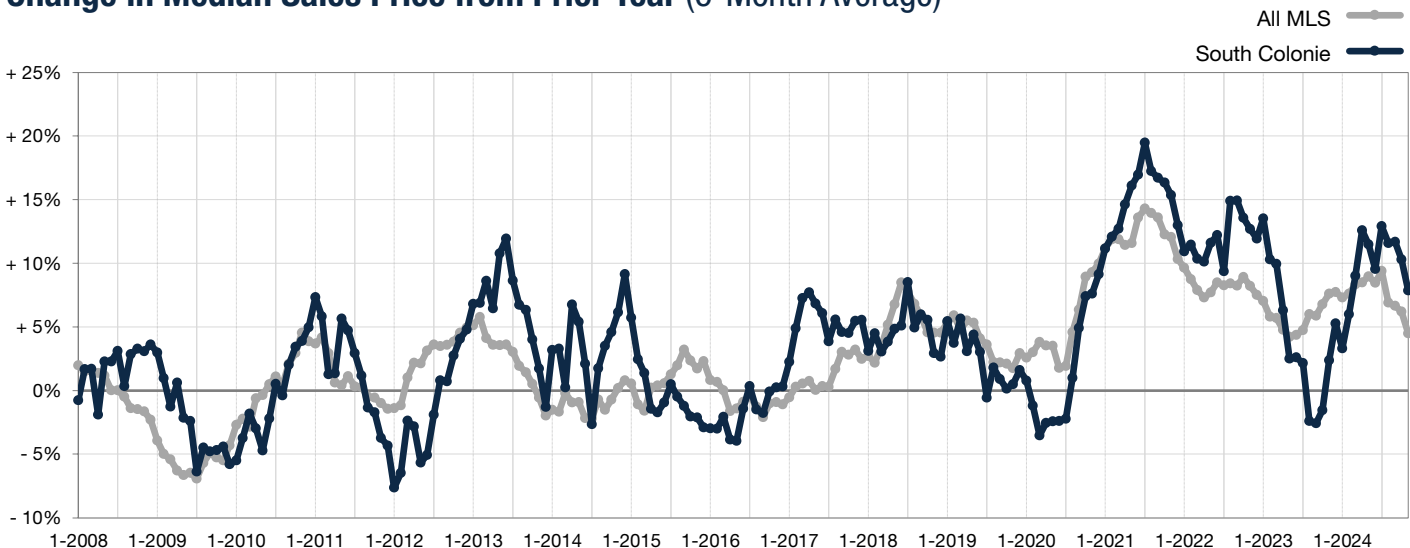
■ 2023 ■ 2024

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.