

Local Market Update – December 2024

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



- 5.9%

+ 8.2%

+ 3.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

South Colonie

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	51	48	- 5.9%	845	910	+ 7.7%
Closed Sales	61	66	+ 8.2%	709	746	+ 5.2%
Median Sales Price*	\$381,000	\$393,000	+ 3.1%	\$360,000	\$375,267	+ 4.2%
Percent of Original List Price Received*	99.3%	100.9%	+ 1.6%	103.2%	102.1%	- 1.1%
Days on Market Until Sale	19	18	- 4.1%	18	21	+ 14.2%
Inventory of Homes for Sale	84	63	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 32.3%	--	--	--

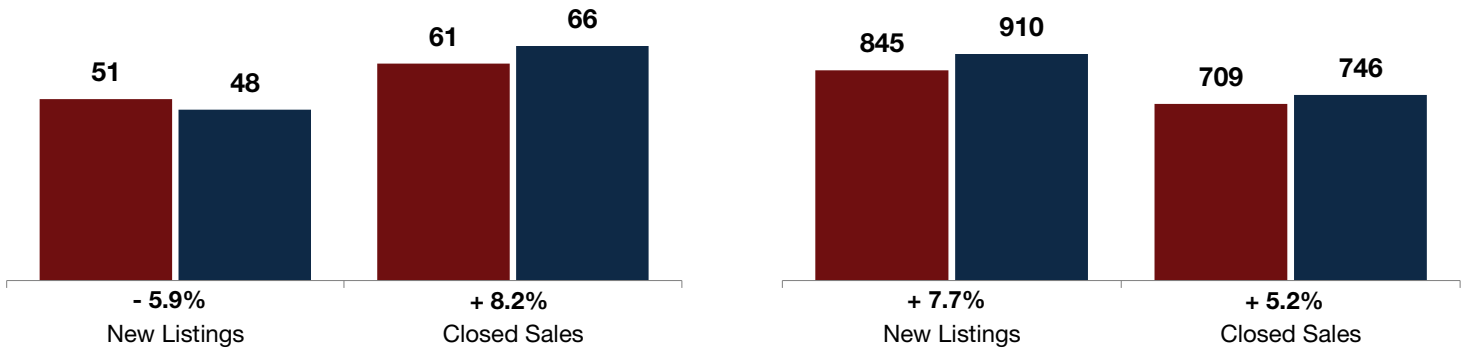
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

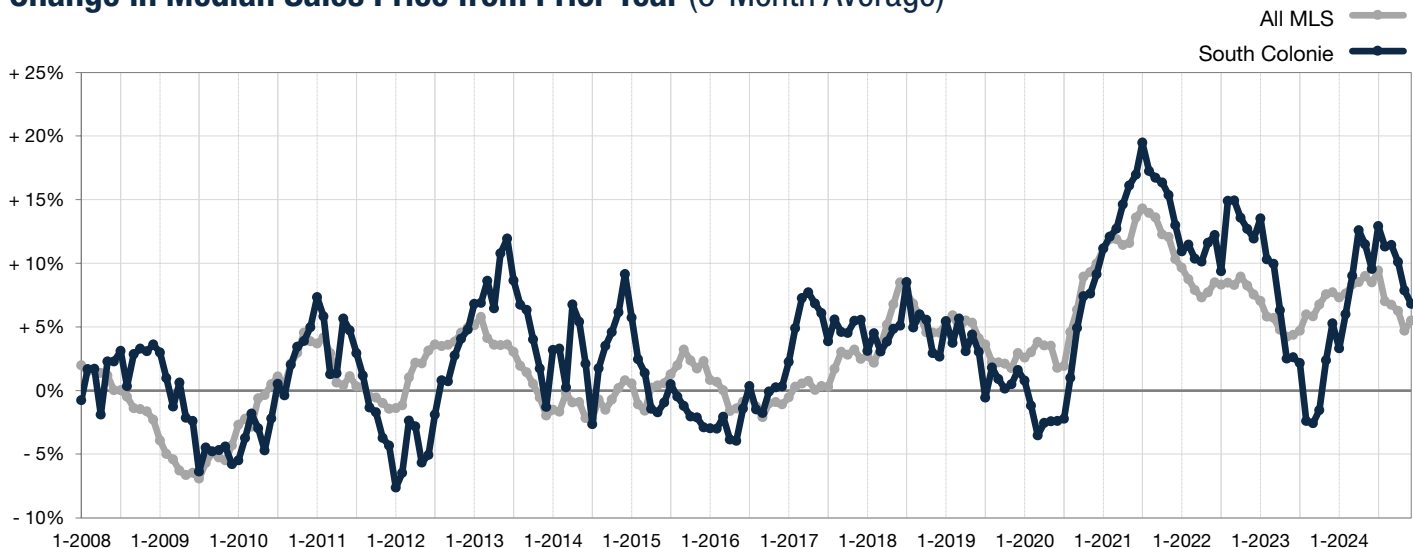
■ 2023 ■ 2024

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.