

Local Market Update – January 2021

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



South Colonie

- 47.1%

Change in
New Listings

- 36.4%

Change in
Closed Sales

+ 17.7%

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	34	18	- 47.1%	34	18	- 47.1%
Closed Sales	33	21	- 36.4%	33	21	- 36.4%
Median Sales Price*	\$215,000	\$253,000	+ 17.7%	\$215,000	\$253,000	+ 17.7%
Percent of Original List Price Received*	95.5%	97.6%	+ 2.1%	95.5%	97.6%	+ 2.1%
Days on Market Until Sale	49	20	- 60.5%	49	20	- 60.5%
Inventory of Homes for Sale	83	31	- 62.7%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

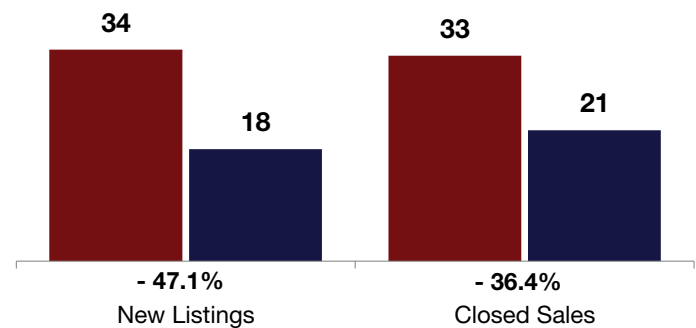
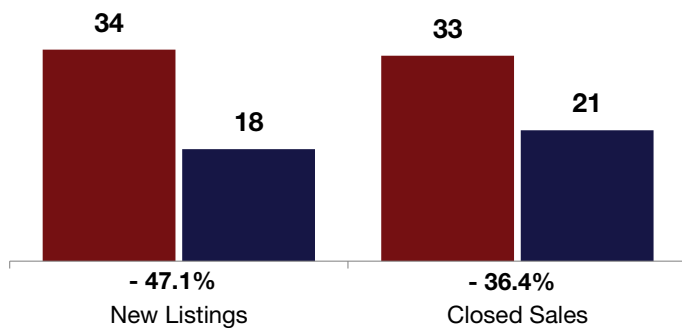
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

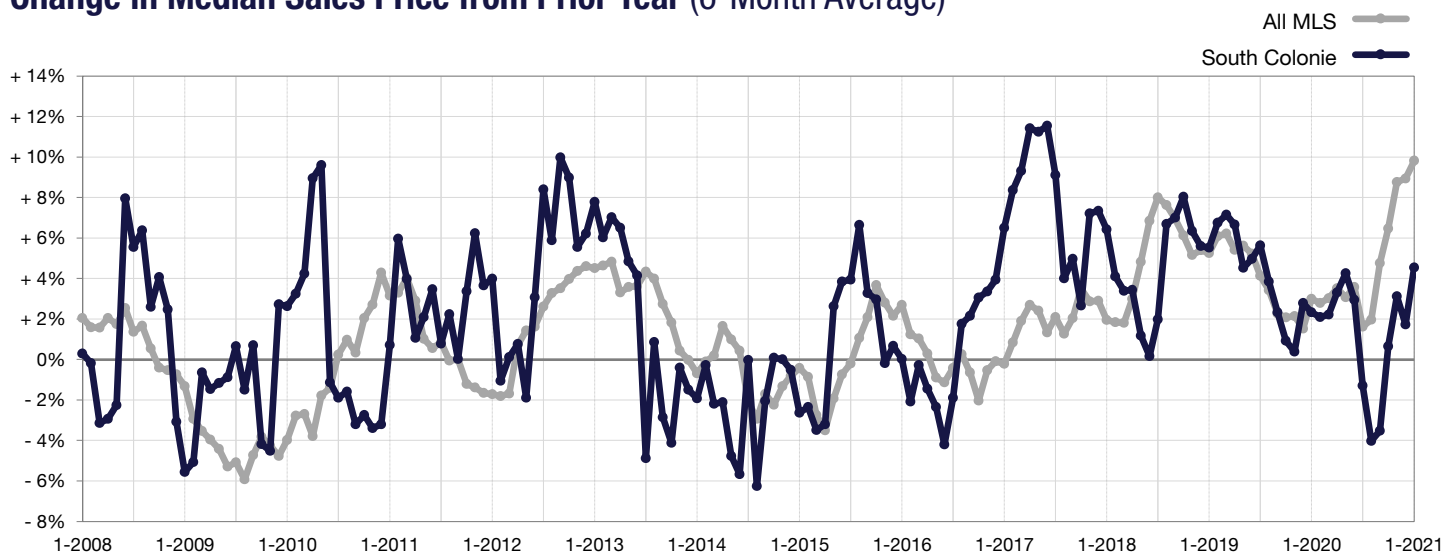
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.