

Local Market Update – February 2021

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



South Colonie

+ 3.3%

Change in
New Listings

+ 55.6%

Change in
Closed Sales

+ 8.7%

Change in
Median Sales Price

February

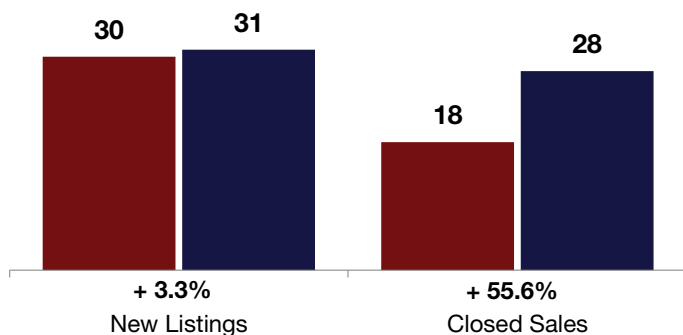
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	30	31	+ 3.3%	64	49	- 23.4%
Closed Sales	18	28	+ 55.6%	51	51	0.0%
Median Sales Price*	\$230,000	\$250,000	+ 8.7%	\$217,450	\$250,000	+ 15.0%
Percent of Original List Price Received*	95.8%	99.2%	+ 3.6%	95.6%	98.3%	+ 2.8%
Days on Market Until Sale	56	47	- 16.3%	52	35	- 31.8%
Inventory of Homes for Sale	76	24	- 68.4%	--	--	--
Months Supply of Inventory	2.2	0.7	- 67.8%	--	--	--

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

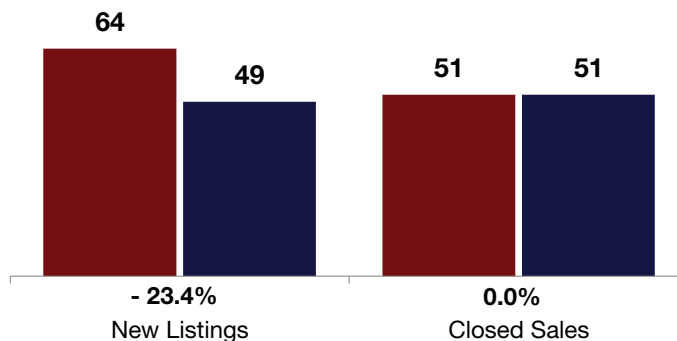
February

■ 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.