

Local Market Update – March 2021

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



South Colonie

+ 77.3%

- 11.8%

+ 5.4%

Change in
New Listings

Change in
Closed Sales

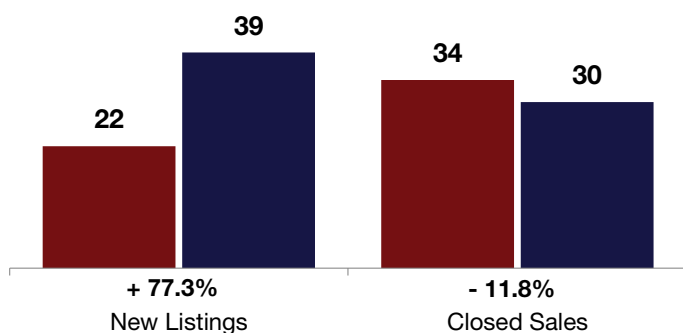
Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	22	39	+ 77.3%	86	89	+ 3.5%
Closed Sales	34	30	- 11.8%	85	85	0.0%
Median Sales Price*	\$230,000	\$242,500	+ 5.4%	\$227,000	\$249,500	+ 9.9%
Percent of Original List Price Received*	98.8%	103.2%	+ 4.5%	96.9%	100.1%	+ 3.3%
Days on Market Until Sale	33	27	- 16.0%	44	32	- 28.2%
Inventory of Homes for Sale	60	24	- 60.0%	--	--	--
Months Supply of Inventory	1.8	0.7	- 59.7%	--	--	--

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

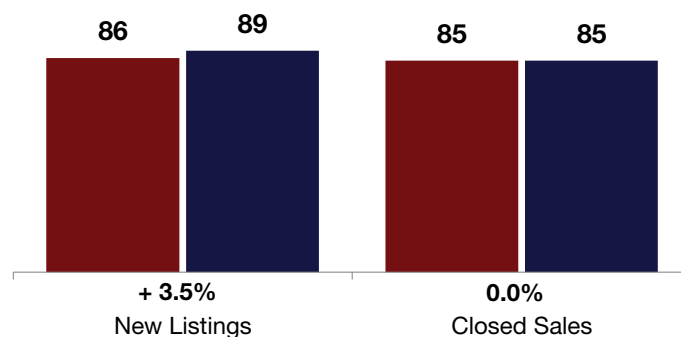
March

■ 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.