

Local Market Update – April 2021

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



South Colonie

+ 147.4%

- 6.9%

+ 31.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	19	47	+ 147.4%	105	136	+ 29.5%
Closed Sales	29	27	- 6.9%	114	112	- 1.8%
Median Sales Price*	\$200,000	\$262,500	+ 31.3%	\$220,725	\$251,000	+ 13.7%
Percent of Original List Price Received*	97.8%	102.4%	+ 4.7%	97.1%	100.6%	+ 3.6%
Days on Market Until Sale	49	10	- 80.1%	45	27	- 41.3%
Inventory of Homes for Sale	61	34	- 44.3%	--	--	--
Months Supply of Inventory	1.9	1.0	- 49.4%	--	--	--

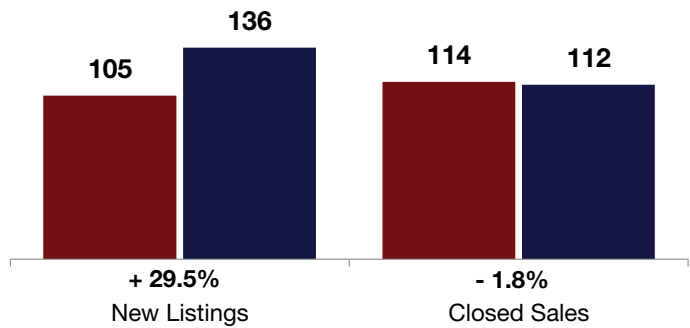
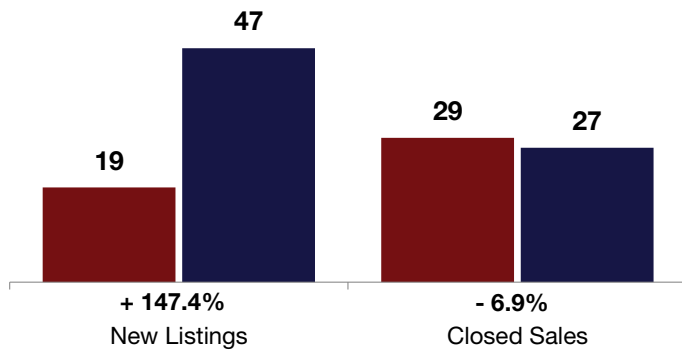
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.