

# Local Market Update – May 2021

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



## South Colonie

**+ 30.6%**

Change in  
New Listings

**+ 4.5%**

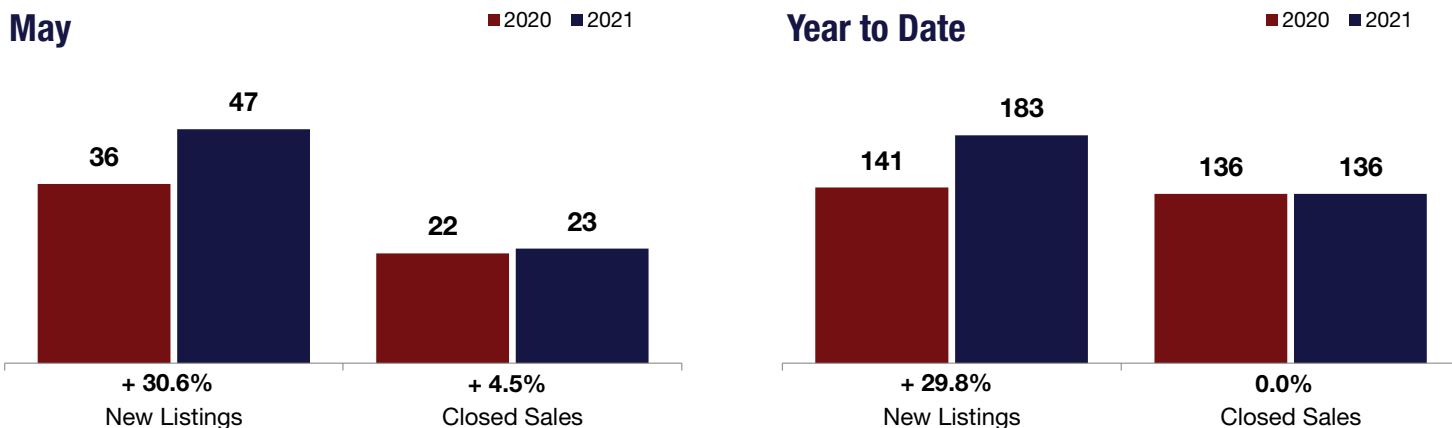
Change in  
Closed Sales

**+ 9.8%**

Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	36	47	+ 30.6%	141	183	+ 29.8%
Closed Sales	22	23	+ 4.5%	136	136	0.0%
Median Sales Price*	\$242,500	\$266,250	+ 9.8%	\$227,000	\$252,000	+ 11.0%
Percent of Original List Price Received*	94.3%	103.6%	+ 9.8%	96.7%	101.1%	+ 4.6%
Days on Market Until Sale	53	19	- 63.9%	47	25	- 45.9%
Inventory of Homes for Sale	66	30	- 54.5%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.3%	--	--	--

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



### 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.