

Local Market Update – June 2021

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



South Colonie

- 15.5%

+ 56.0%

+ 33.8%

Change in
New Listings

Change in
Closed Sales

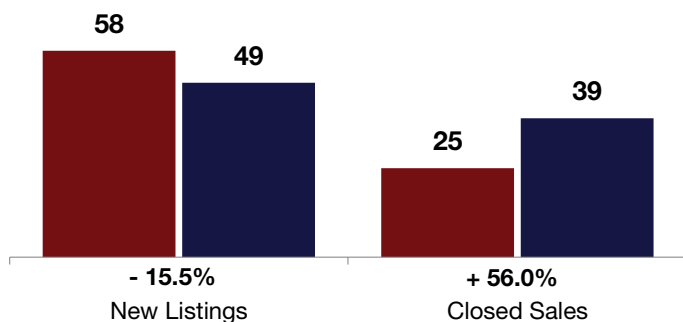
Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	58	49	- 15.5%	199	233	+ 17.1%
Closed Sales	25	39	+ 56.0%	161	176	+ 9.3%
Median Sales Price*	\$199,500	\$267,000	+ 33.8%	\$216,390	\$255,000	+ 17.8%
Percent of Original List Price Received*	96.9%	104.1%	+ 7.5%	96.7%	101.8%	+ 5.3%
Days on Market Until Sale	34	5	- 84.2%	45	21	- 52.8%
Inventory of Homes for Sale	67	35	- 47.8%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.8%	--	--	--

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

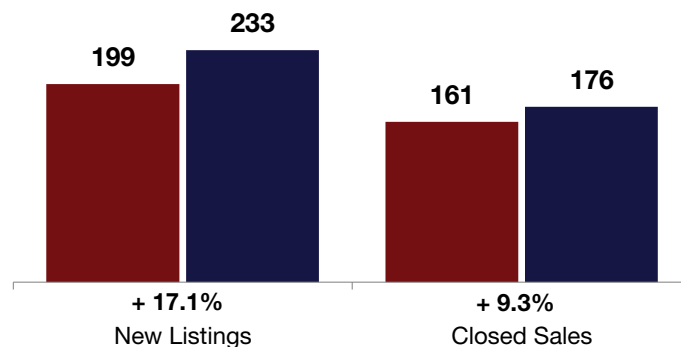
June

■ 2020 ■ 2021

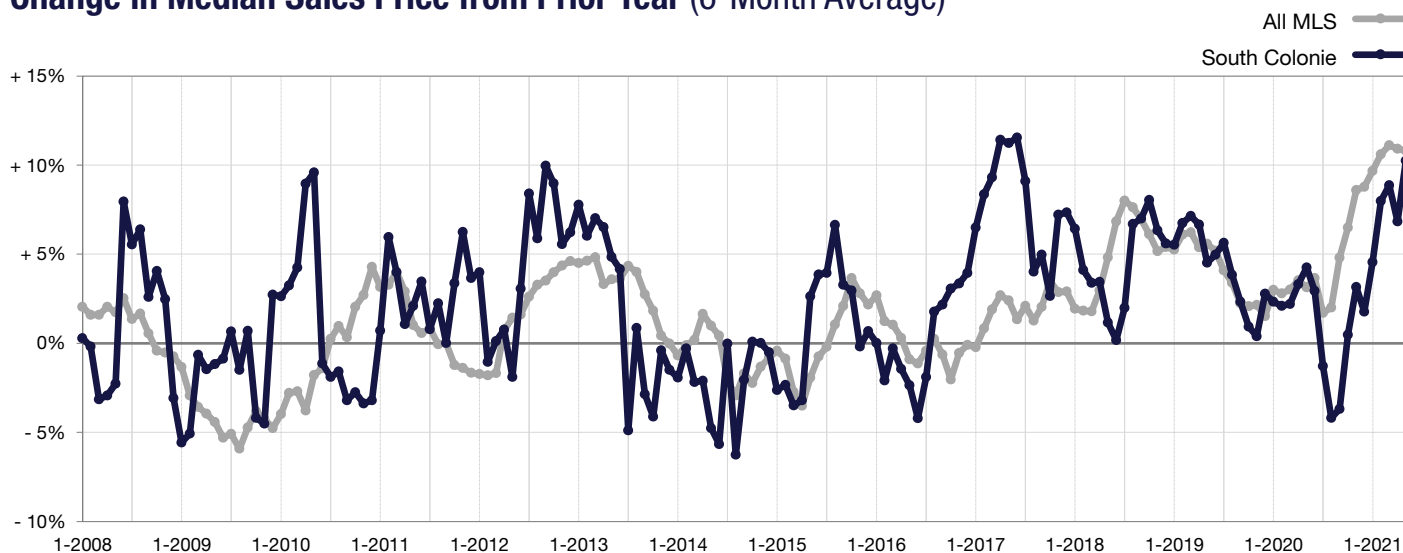


Year to Date

■ 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.