

# Local Market Update – July 2021

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



## South Colonie

**- 2.0%**

Change in  
New Listings

**- 15.4%**

Change in  
Closed Sales

**+ 31.3%**

Change in  
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	51	50	- 2.0%	250	284	+ 13.6%
Closed Sales	39	33	- 15.4%	200	211	+ 5.5%
Median Sales Price*	\$217,000	<b>\$285,000</b>	+ 31.3%	\$216,750	<b>\$262,500</b>	+ 21.1%
Percent of Original List Price Received*	99.7%	101.2%	+ 1.5%	97.3%	101.6%	+ 4.5%
Days on Market Until Sale	21	27	+ 31.0%	40	22	- 44.8%
Inventory of Homes for Sale	62	39	- 37.1%	--	--	--
Months Supply of Inventory	1.9	1.1	- 41.2%	--	--	--

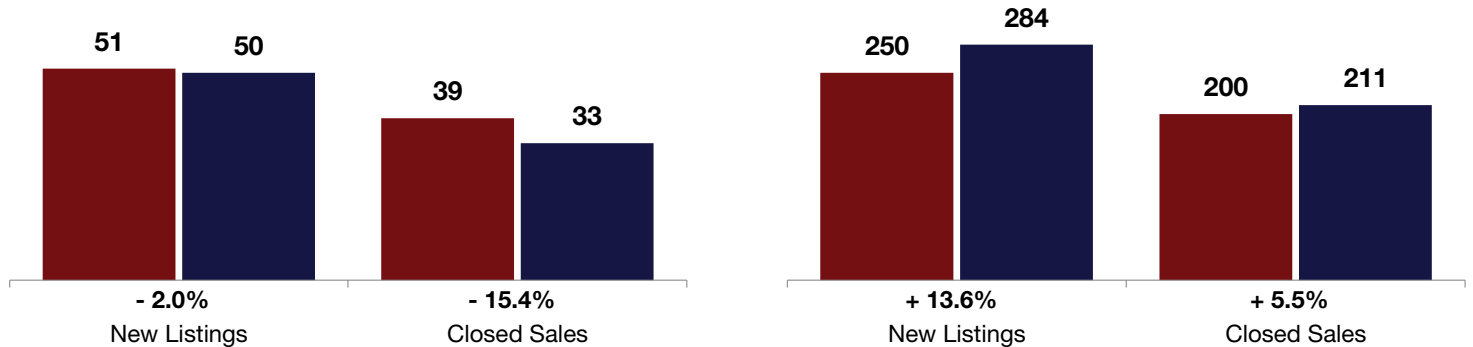
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

■ 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.