

Local Market Update – August 2021

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



South Colonie

+ 13.0%

Change in
New Listings

+ 64.3%

Change in
Closed Sales

+ 14.9%

Change in
Median Sales Price

August

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	46	52	+ 13.0%	297	334	+ 12.5%
Closed Sales	28	46	+ 64.3%	228	261	+ 14.5%
Median Sales Price*	\$234,900	\$269,950	+ 14.9%	\$223,225	\$265,000	+ 18.7%
Percent of Original List Price Received*	100.4%	103.1%	+ 2.7%	97.7%	101.9%	+ 4.3%
Days on Market Until Sale	28	12	- 57.6%	38	20	- 48.2%
Inventory of Homes for Sale	55	51	- 7.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 9.8%	--	--	--

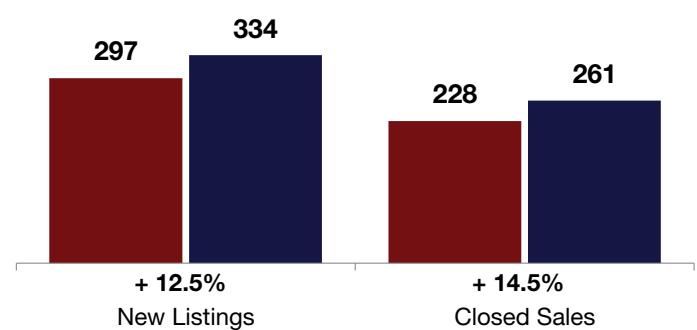
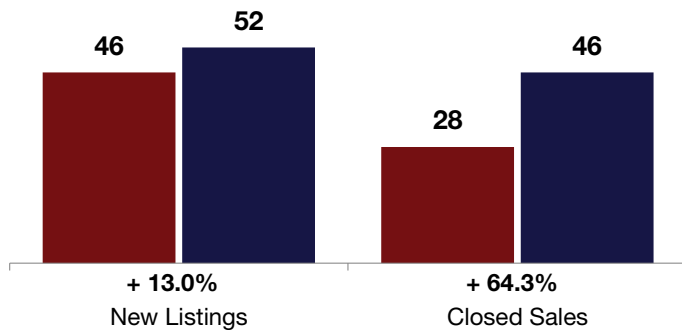
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 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.