

Local Market Update – October 2021

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



South Colonie

+ 15.0%

- 20.0%

+ 10.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

October

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	40	46	+ 15.0%	397	428	+ 7.8%
Closed Sales	40	32	- 20.0%	319	336	+ 5.3%
Median Sales Price*	\$237,000	\$262,450	+ 10.7%	\$228,000	\$265,000	+ 16.2%
Percent of Original List Price Received*	100.2%	102.4%	+ 2.1%	98.2%	102.0%	+ 3.8%
Days on Market Until Sale	19	8	- 58.7%	34	19	- 43.8%
Inventory of Homes for Sale	61	49	- 19.7%	--	--	--
Months Supply of Inventory	1.8	1.5	- 15.8%	--	--	--

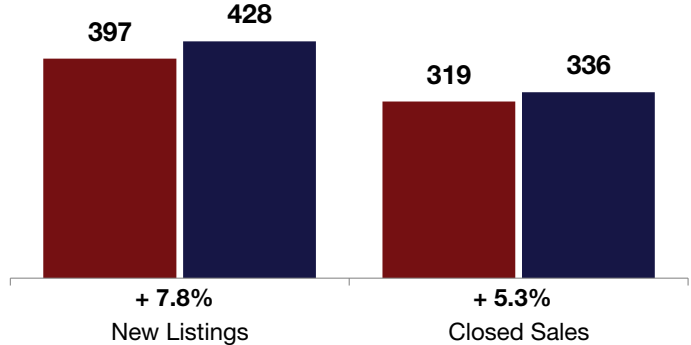
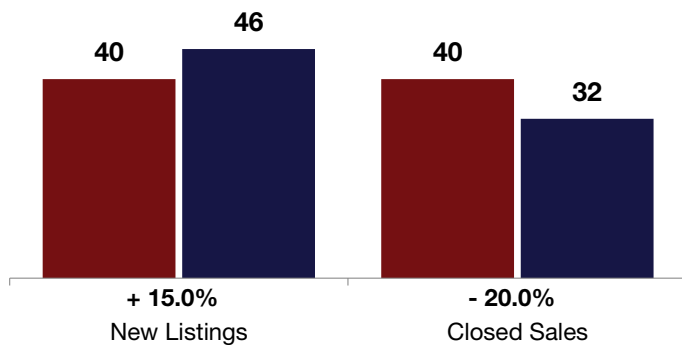
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

■ 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.