

# Local Market Update – February 2022

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



## South Colonie

**- 47.8%**

Change in  
New Listings

**- 40.3%**

Change in  
Closed Sales

**+ 2.0%**

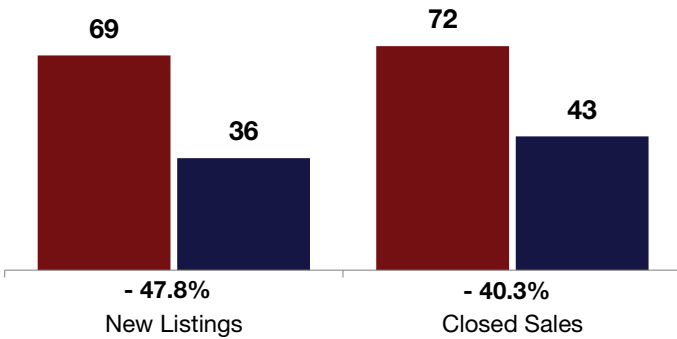
Change in  
Median Sales Price

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 69        | 36               | - 47.8% | 145          | 101              | - 30.3% |
| Closed Sales                             | 72        | 43               | - 40.3% | 139          | 110              | - 20.9% |
| Median Sales Price*                      | \$284,207 | <b>\$290,000</b> | + 2.0%  | \$280,000    | <b>\$309,900</b> | + 10.7% |
| Percent of Original List Price Received* | 99.8%     | <b>101.1%</b>    | + 1.3%  | 99.5%        | <b>101.3%</b>    | + 1.9%  |
| Days on Market Until Sale                | 44        | <b>33</b>        | - 26.3% | 35           | <b>32</b>        | - 7.9%  |
| Inventory of Homes for Sale              | 159       | <b>66</b>        | - 58.5% | --           | --               | --      |
| Months Supply of Inventory               | 2.0       | <b>0.9</b>       | - 55.6% | --           | --               | --      |

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

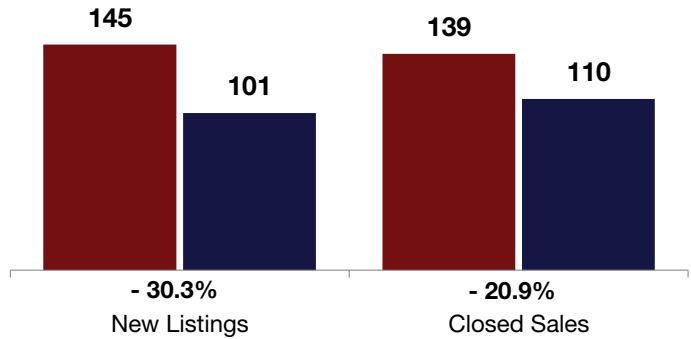
### February

■ 2021 ■ 2022

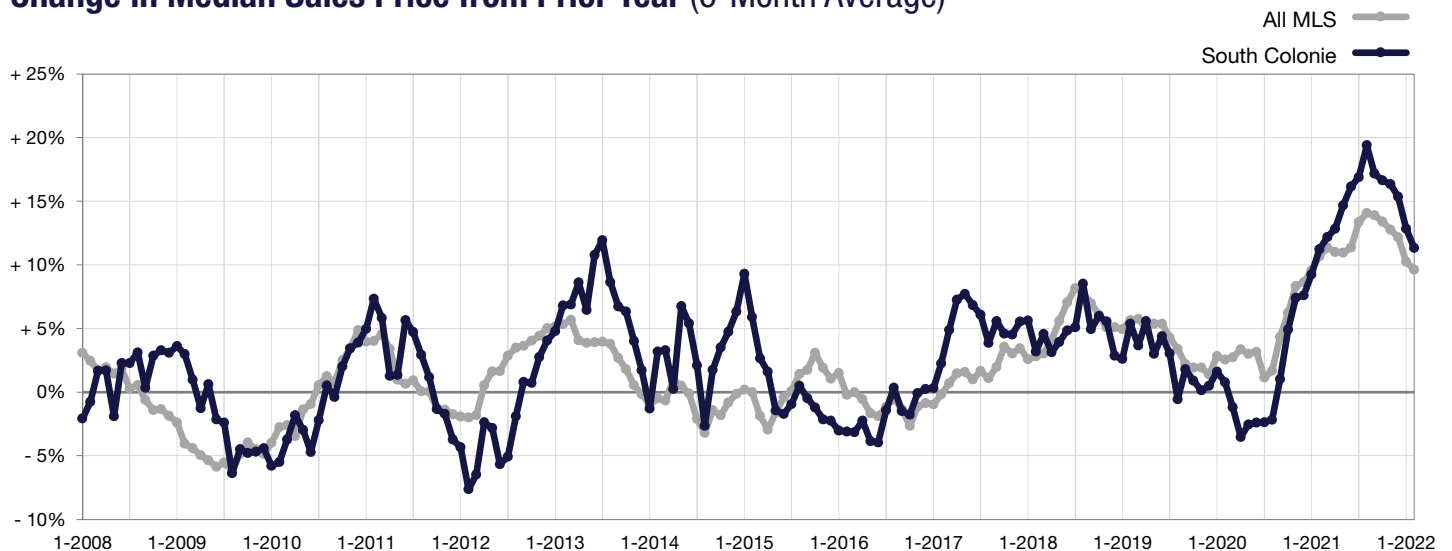


### Year to Date

■ 2021 ■ 2022



### 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.