

Local Market Update – June 2022

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



- 25.0%

- 44.3%

+ 2.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

South Colonie

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	132	99	- 25.0%	601	392	- 34.8%
Closed Sales	97	54	- 44.3%	429	314	- 26.8%
Median Sales Price*	\$326,000	\$335,047	+ 2.8%	\$291,291	\$317,500	+ 9.0%
Percent of Original List Price Received*	104.1%	104.4%	+ 0.2%	102.0%	103.2%	+ 1.3%
Days on Market Until Sale	11	12	+ 7.8%	23	27	+ 17.9%
Inventory of Homes for Sale	184	66	- 64.1%	--	--	--
Months Supply of Inventory	2.1	1.0	- 53.2%	--	--	--

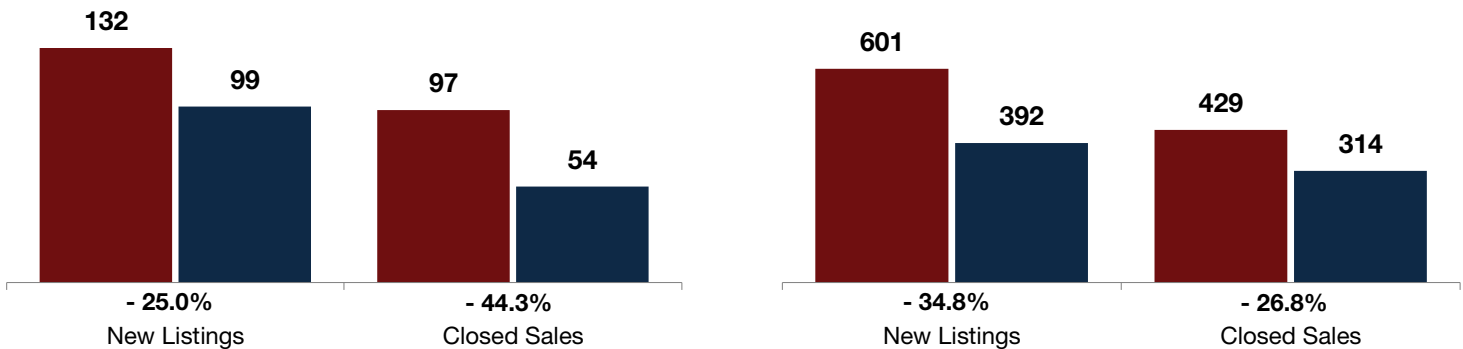
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

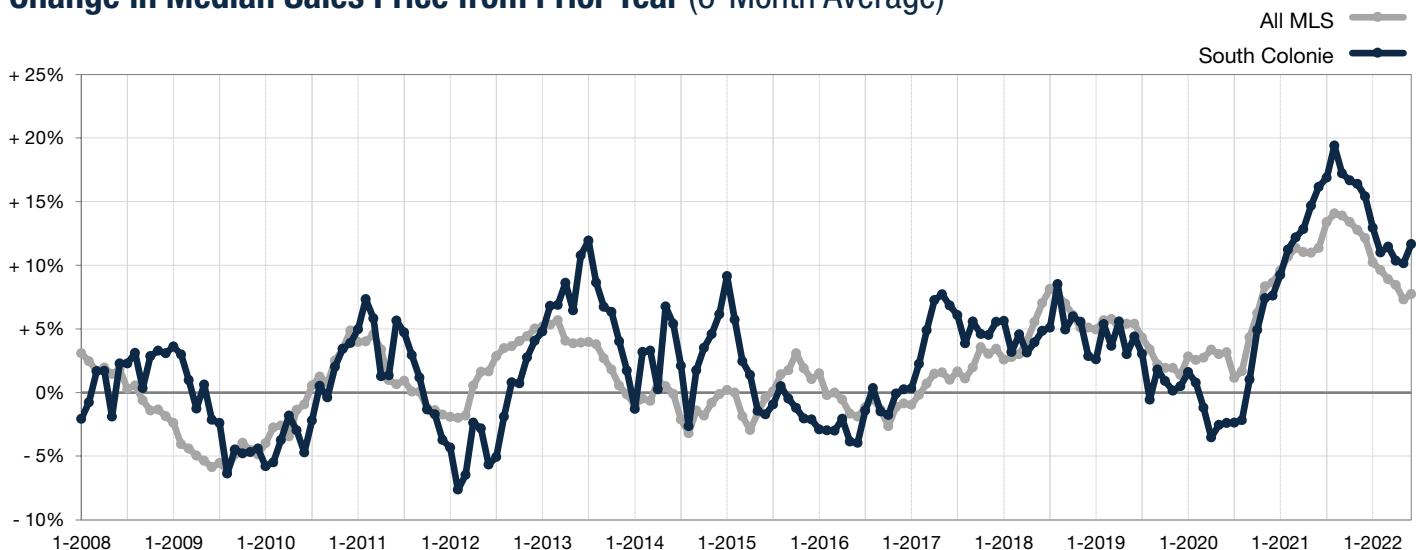
■ 2021 ■ 2022

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.