

Local Market Update – July 2022

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



- 13.4%

- 29.7%

+ 2.2%

Change in
New Listings

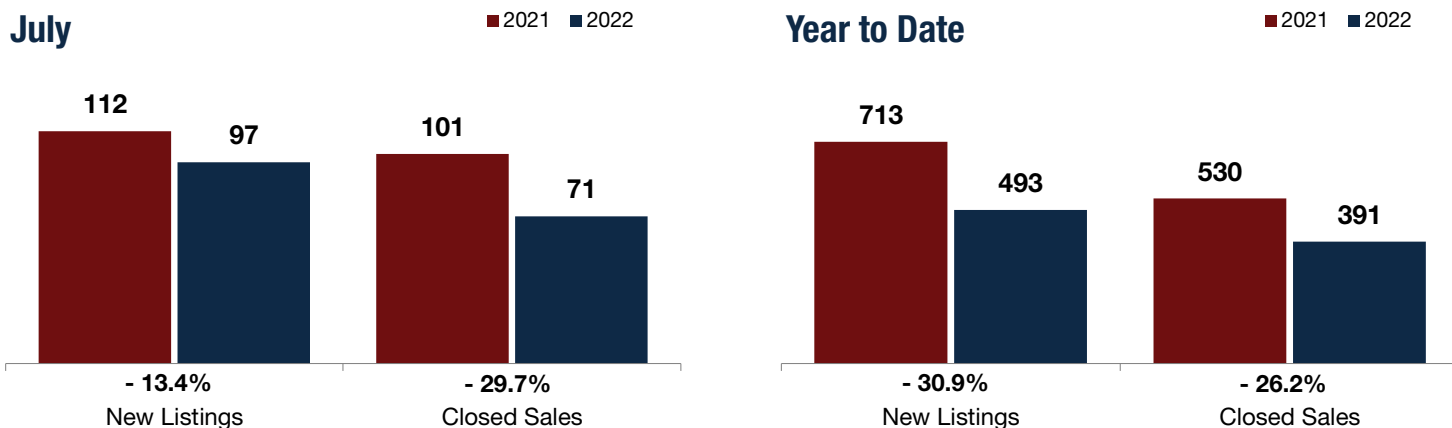
Change in
Closed Sales

Change in
Median Sales Price

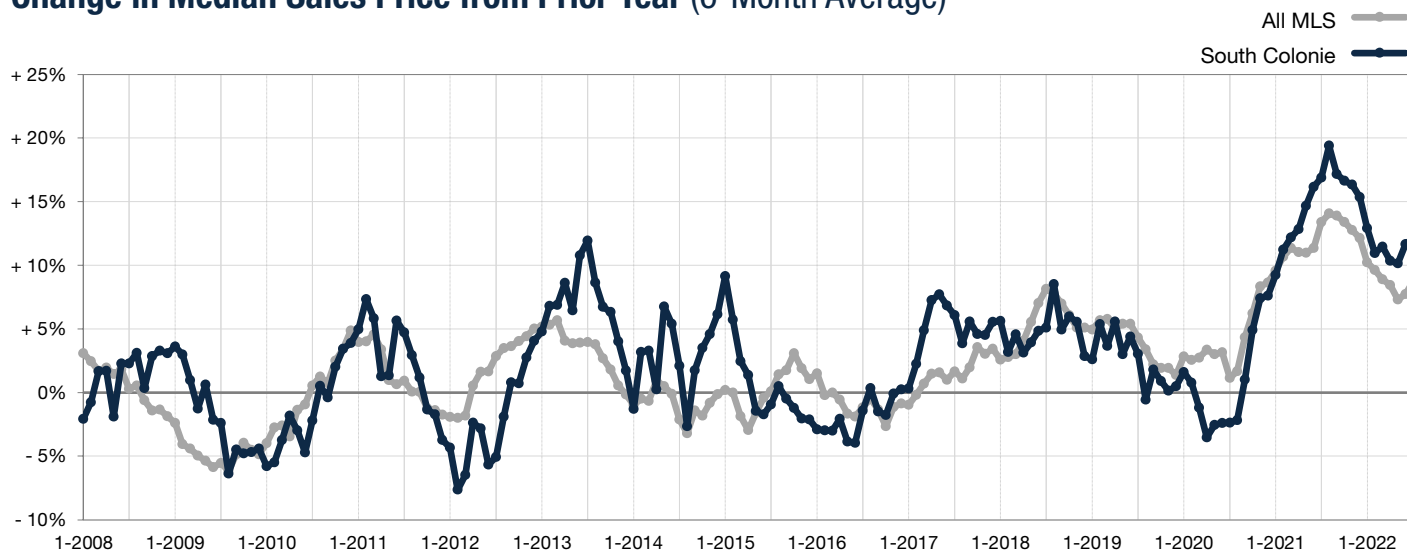
South Colonie

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	112	97	- 13.4%	713	493	- 30.9%
Closed Sales	101	71	- 29.7%	530	391	- 26.2%
Median Sales Price*	\$319,900	\$327,000	+ 2.2%	\$296,730	\$321,000	+ 8.2%
Percent of Original List Price Received*	102.8%	104.0%	+ 1.1%	102.1%	103.3%	+ 1.2%
Days on Market Until Sale	17	11	- 33.9%	22	24	+ 12.0%
Inventory of Homes for Sale	181	100	- 44.8%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

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



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.