

Local Market Update – August 2022

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



- 35.2%

Change in
New Listings

- 21.3%

Change in
Closed Sales

+ 27.3%

Change in
Median Sales Price

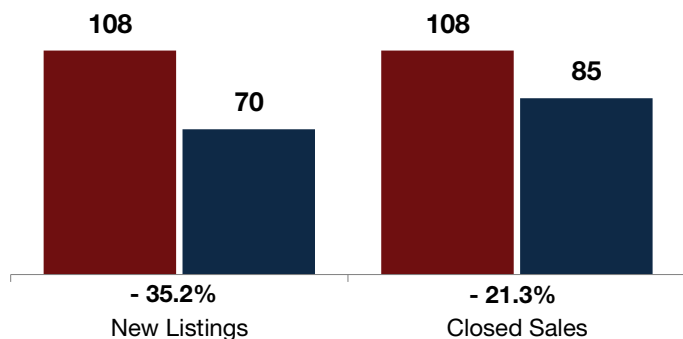
South Colonie

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	108	70	- 35.2%	821	563	- 31.4%
Closed Sales	108	85	- 21.3%	638	477	- 25.2%
Median Sales Price*	\$306,314	\$390,018	+ 27.3%	\$299,900	\$335,000	+ 11.7%
Percent of Original List Price Received*	103.2%	105.1%	+ 1.8%	102.3%	103.7%	+ 1.4%
Days on Market Until Sale	14	16	+ 12.7%	20	23	+ 11.4%
Inventory of Homes for Sale	188	89	- 52.7%	--	--	--
Months Supply of Inventory	2.3	1.4	- 40.5%	--	--	--

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

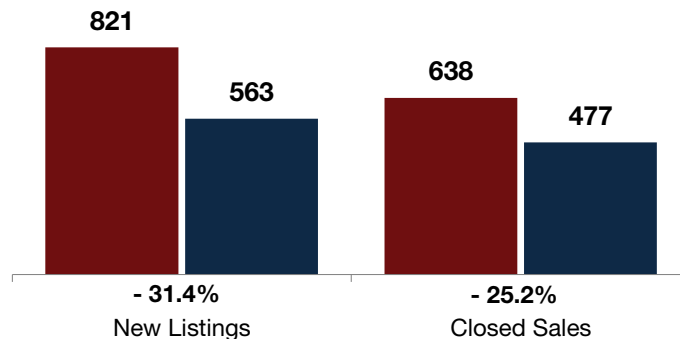
August

■ 2021 ■ 2022

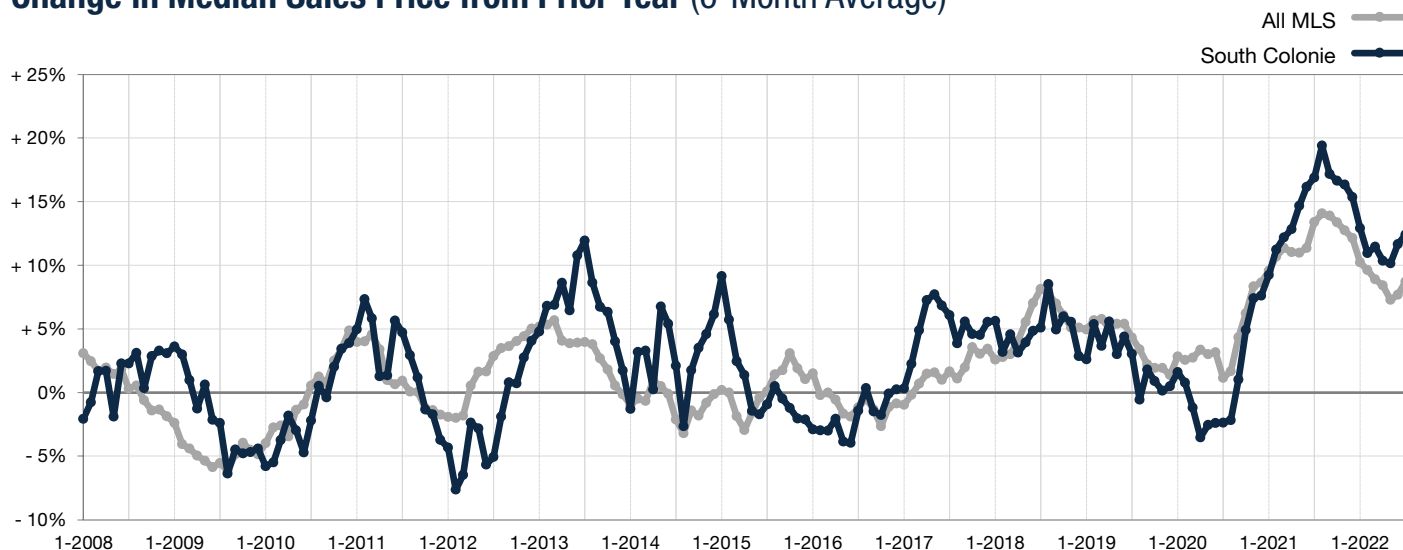


Year to Date

■ 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.