

Local Market Update – October 2022

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



- 25.5%

Change in
New Listings

- 37.3%

Change in
Closed Sales

+ 14.9%

Change in
Median Sales Price

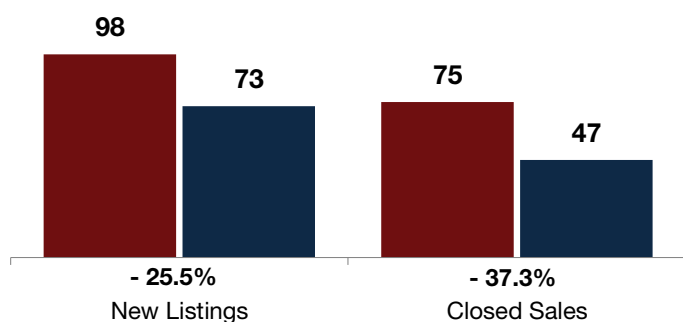
South Colonie

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	98	73	- 25.5%	1,011	708	- 30.0%
Closed Sales	75	47	- 37.3%	803	598	- 25.5%
Median Sales Price*	\$335,000	\$385,000	+ 14.9%	\$305,500	\$344,450	+ 12.7%
Percent of Original List Price Received*	100.9%	100.8%	- 0.1%	102.2%	103.2%	+ 1.0%
Days on Market Until Sale	24	33	+ 37.7%	20	24	+ 15.8%
Inventory of Homes for Sale	151	96	- 36.4%	--	--	--
Months Supply of Inventory	2.0	1.5	- 22.4%	--	--	--

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

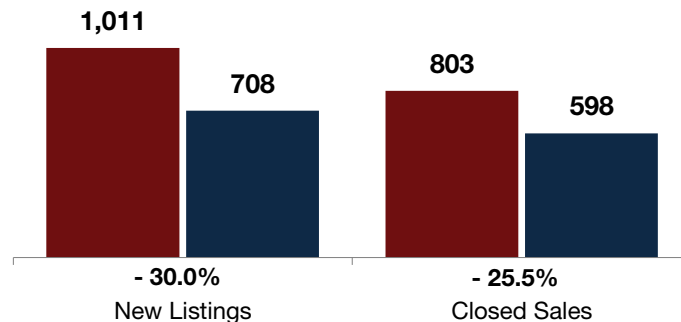
October

■ 2021 ■ 2022

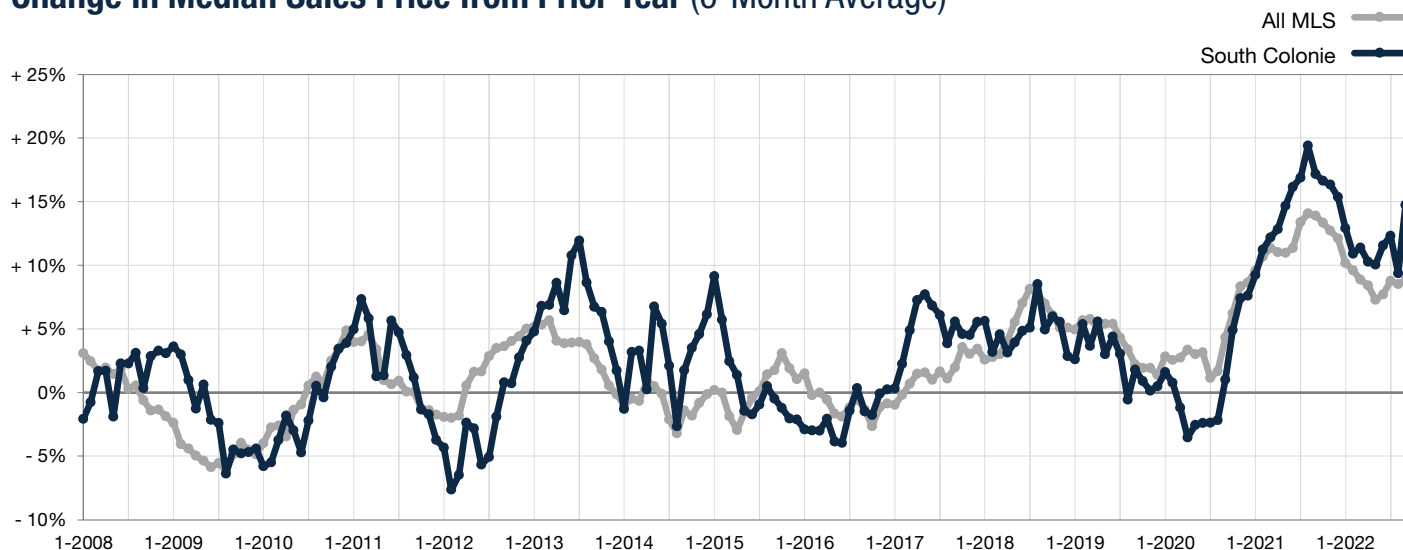


Year to Date

■ 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.