

# Local Market Update – November 2022

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



**- 41.3%**

**- 10.7%**

**+ 12.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

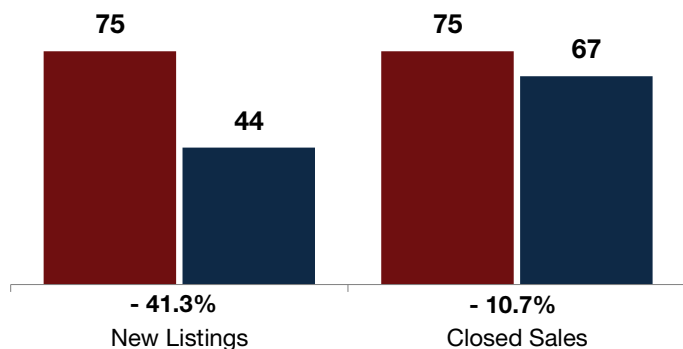
## South Colonie

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	75	44	- 41.3%	1,086	753	- 30.7%
Closed Sales	75	67	- 10.7%	878	669	- 23.8%
Median Sales Price*	\$285,000	<b>\$320,000</b>	+ 12.3%	\$301,000	<b>\$338,000</b>	+ 12.3%
Percent of Original List Price Received*	101.0%	<b>99.1%</b>	- 1.9%	102.1%	<b>102.8%</b>	+ 0.6%
Days on Market Until Sale	13	<b>24</b>	+ 88.3%	20	<b>24</b>	+ 20.1%
Inventory of Homes for Sale	120	<b>91</b>	- 24.2%	--	--	--
Months Supply of Inventory	1.6	<b>1.6</b>	- 0.6%	--	--	--

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

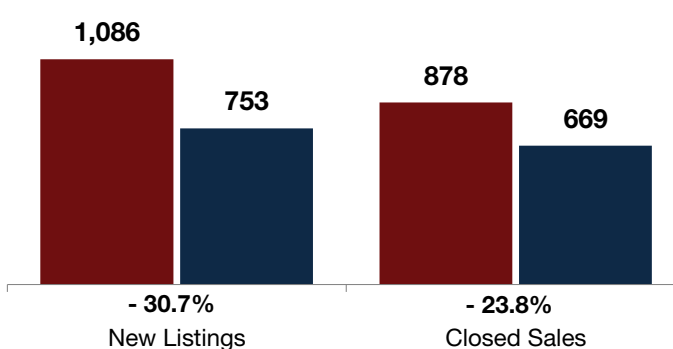
### November

■ 2021 ■ 2022

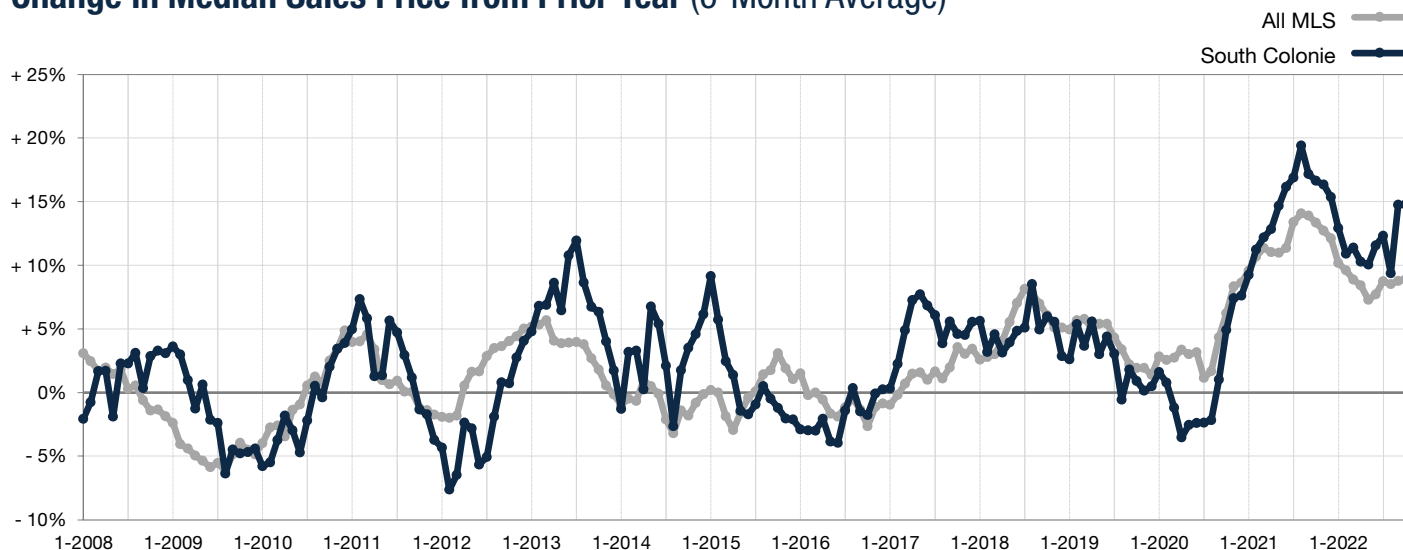


### Year to Date

■ 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.