

Local Market Update – December 2022

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



- 42.6%

- 54.6%

- 2.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

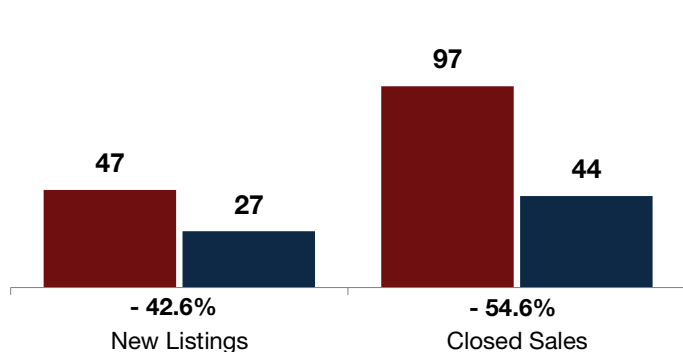
South Colonie

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	47	27	- 42.6%	1,134	779	- 31.3%
Closed Sales	97	44	- 54.6%	975	718	- 26.4%
Median Sales Price*	\$319,500	\$311,350	- 2.6%	\$305,000	\$335,000	+ 9.8%
Percent of Original List Price Received*	99.8%	100.2%	+ 0.5%	101.9%	102.6%	+ 0.7%
Days on Market Until Sale	28	14	- 49.6%	21	23	+ 11.8%
Inventory of Homes for Sale	91	80	- 12.1%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 20.2%	--	--	--

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

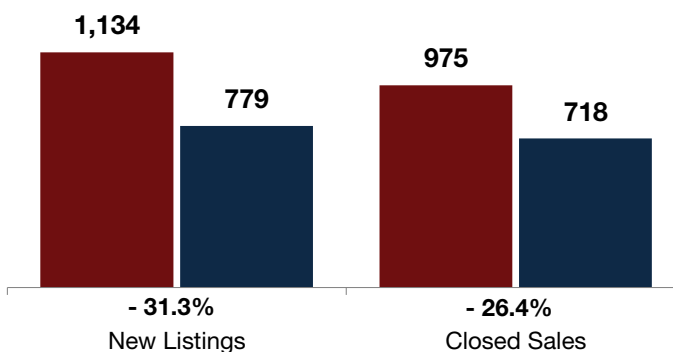
December

■ 2021 ■ 2022

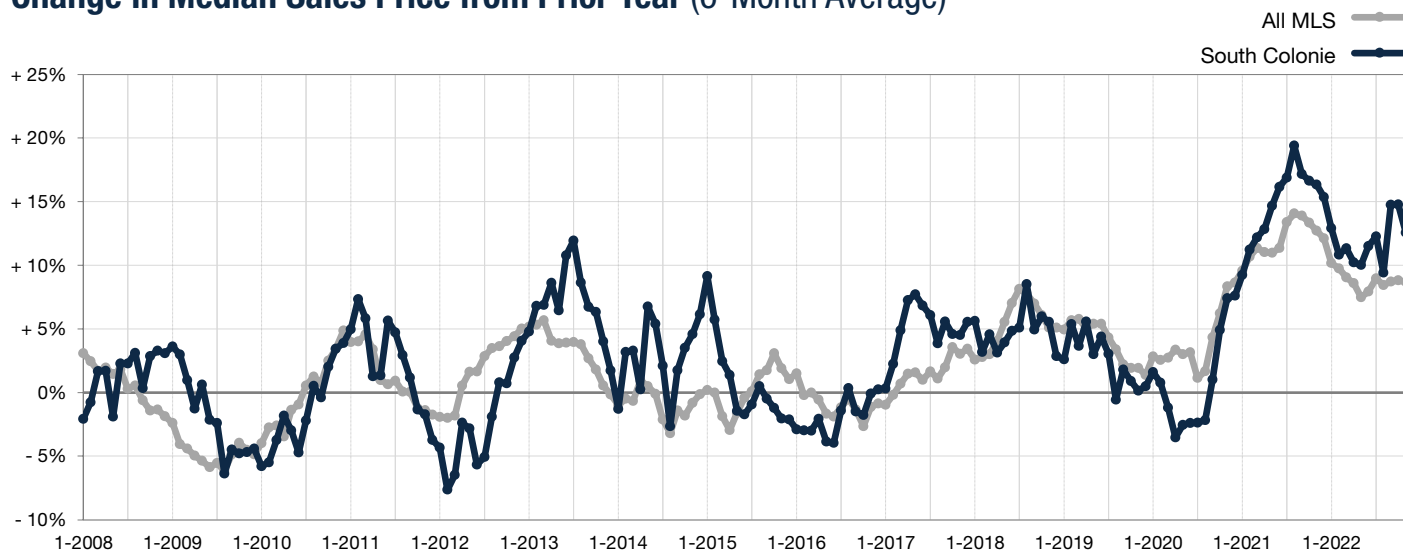


Year to Date

■ 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.