

Local Market Update – January 2023

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



- 43.9%

- 35.2%

+ 5.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

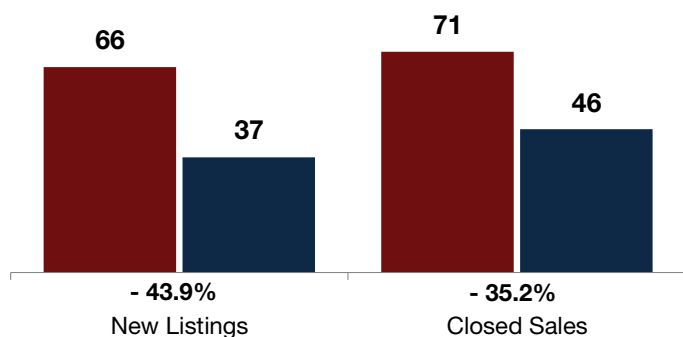
South Colonie

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	66	37	- 43.9%	66	37	- 43.9%
Closed Sales	71	46	- 35.2%	71	46	- 35.2%
Median Sales Price*	\$322,000	\$340,750	+ 5.8%	\$322,000	\$340,750	+ 5.8%
Percent of Original List Price Received*	101.4%	102.0%	+ 0.6%	101.4%	102.0%	+ 0.6%
Days on Market Until Sale	30	27	- 10.3%	30	27	- 10.3%
Inventory of Homes for Sale	78	70	- 10.3%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.4%	--	--	--

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

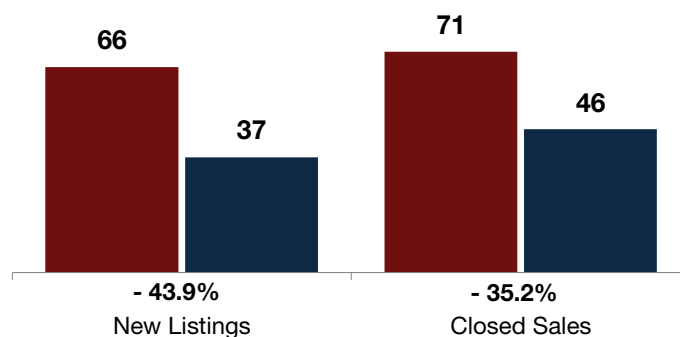
January

■ 2022 ■ 2023



Year to Date

■ 2022 ■ 2023



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.