

Local Market Update – February 2023

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



+ 29.7%

- 24.4%

+ 22.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

South Colonie

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	37	48	+ 29.7%	103	85	- 17.5%
Closed Sales	45	34	- 24.4%	116	81	- 30.2%
Median Sales Price*	\$290,000	\$355,095	+ 22.4%	\$307,900	\$350,189	+ 13.7%
Percent of Original List Price Received*	101.2%	103.4%	+ 2.1%	101.3%	102.6%	+ 1.2%
Days on Market Until Sale	31	38	+ 21.7%	31	31	+ 1.1%
Inventory of Homes for Sale	64	64	0.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 41.0%	--	--	--

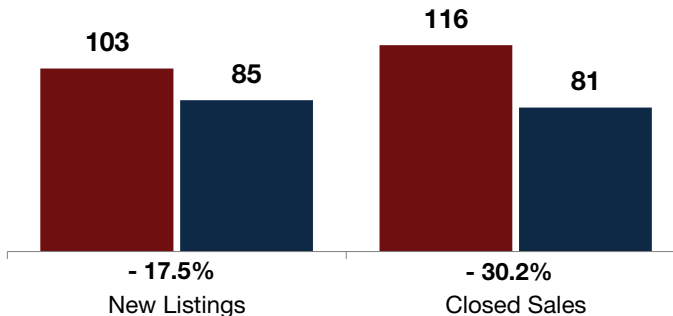
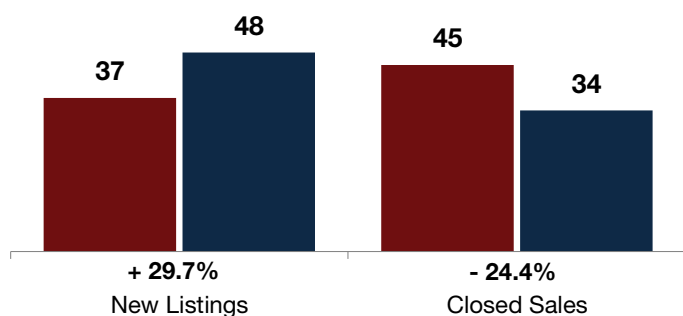
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 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.