

# Local Market Update – March 2023

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



**+ 47.8%**

**- 16.4%**

**+ 4.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

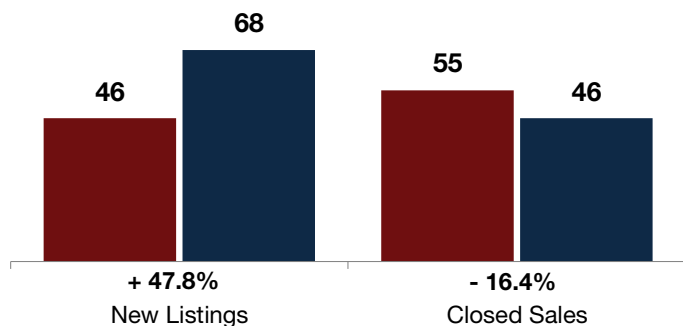
## South Colonie

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	46	68	+ 47.8%	149	155	+ 4.0%
Closed Sales	55	46	- 16.4%	171	131	- 23.4%
Median Sales Price*	\$290,000	\$302,500	+ 4.3%	\$300,000	\$340,000	+ 13.3%
Percent of Original List Price Received*	98.6%	103.8%	+ 5.3%	100.4%	102.9%	+ 2.5%
Days on Market Until Sale	37	17	- 54.6%	33	26	- 21.1%
Inventory of Homes for Sale	63	71	+ 12.7%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 49.8%	--	--	--

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

### March

■ 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.