

Local Market Update – April 2023

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



- 1.7%

- 19.2%

- 9.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

South Colonie

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	59	58	- 1.7%	208	214	+ 2.9%
Closed Sales	52	42	- 19.2%	223	175	- 21.5%
Median Sales Price*	\$359,992	\$325,500	- 9.6%	\$309,800	\$328,250	+ 6.0%
Percent of Original List Price Received*	106.2%	103.0%	- 3.0%	101.7%	102.8%	+ 1.0%
Days on Market Until Sale	27	20	- 28.9%	32	25	- 22.1%
Inventory of Homes for Sale	70	71	+ 1.4%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 26.8%	--	--	--

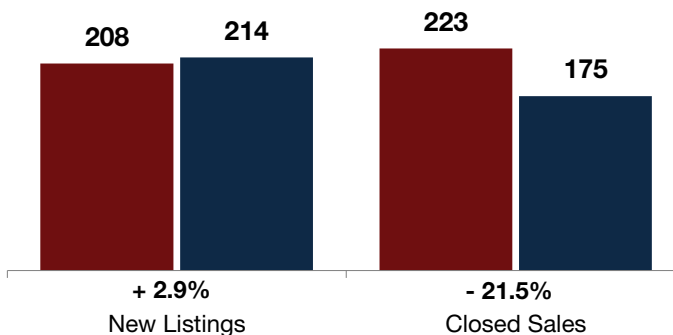
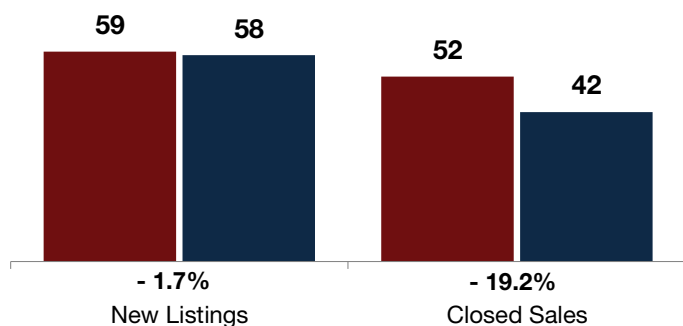
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.