

Local Market Update – May 2023

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



- 2.3%

+ 41.5%

- 4.1%

Change in
New Listings

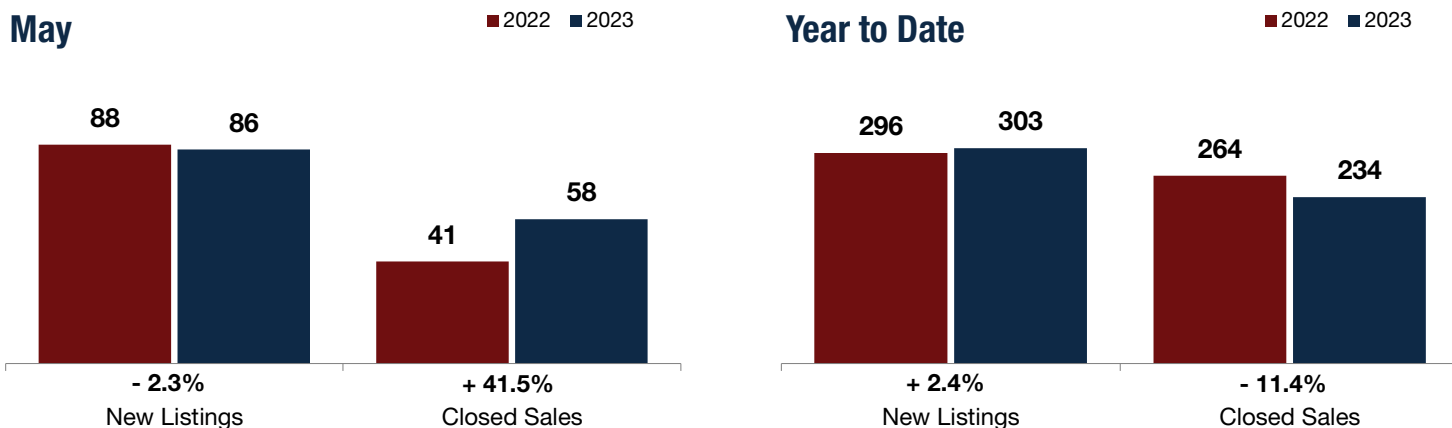
Change in
Closed Sales

Change in
Median Sales Price

South Colonie

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	88	86	- 2.3%	296	303	+ 2.4%
Closed Sales	41	58	+ 41.5%	264	234	- 11.4%
Median Sales Price*	\$370,000	\$355,000	- 4.1%	\$315,000	\$340,000	+ 7.9%
Percent of Original List Price Received*	109.5%	103.6%	- 5.5%	102.9%	103.0%	+ 0.0%
Days on Market Until Sale	20	13	- 35.8%	30	22	- 27.4%
Inventory of Homes for Sale	71	83	+ 16.9%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 45.1%	--	--	--

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



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.