

Local Market Update – June 2023

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



- 13.6%

0.0%

0.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

South Colonie

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	103	89	- 13.6%	399	393	- 1.5%
Closed Sales	59	59	0.0%	323	295	- 8.7%
Median Sales Price*	\$350,000	\$350,000	0.0%	\$320,000	\$340,000	+ 6.3%
Percent of Original List Price Received*	104.7%	103.9%	- 0.7%	103.3%	103.2%	- 0.1%
Days on Market Until Sale	15	10	- 32.1%	27	19	- 29.1%
Inventory of Homes for Sale	82	89	+ 8.5%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 35.0%	--	--	--

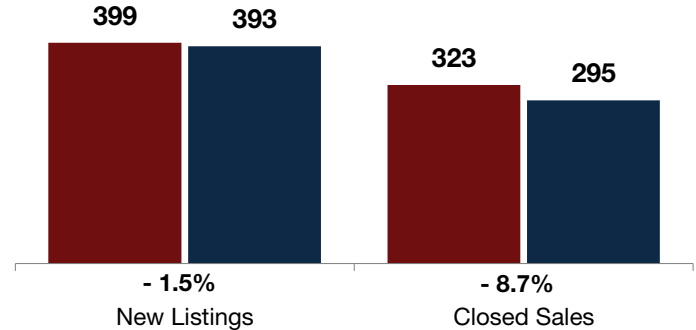
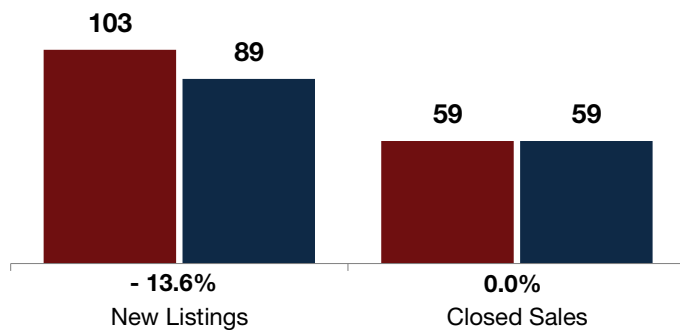
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

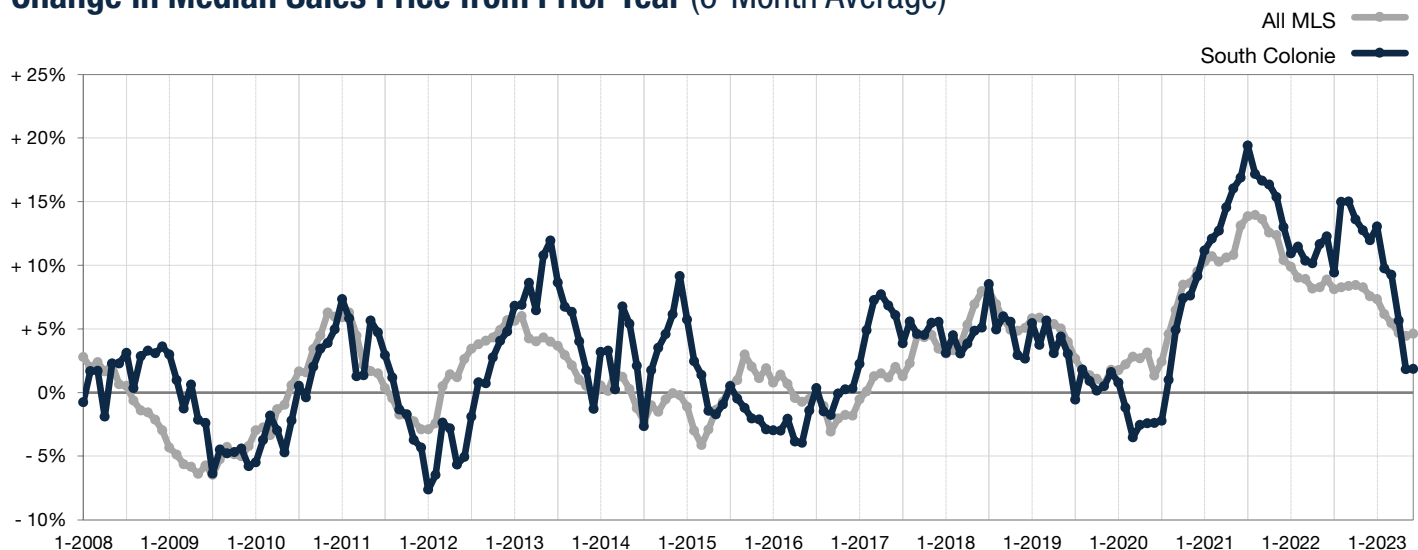
■ 2022 ■ 2023

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.