

Local Market Update – July 2023

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



South Colonie

- 20.6%

Change in
New Listings

- 40.3%

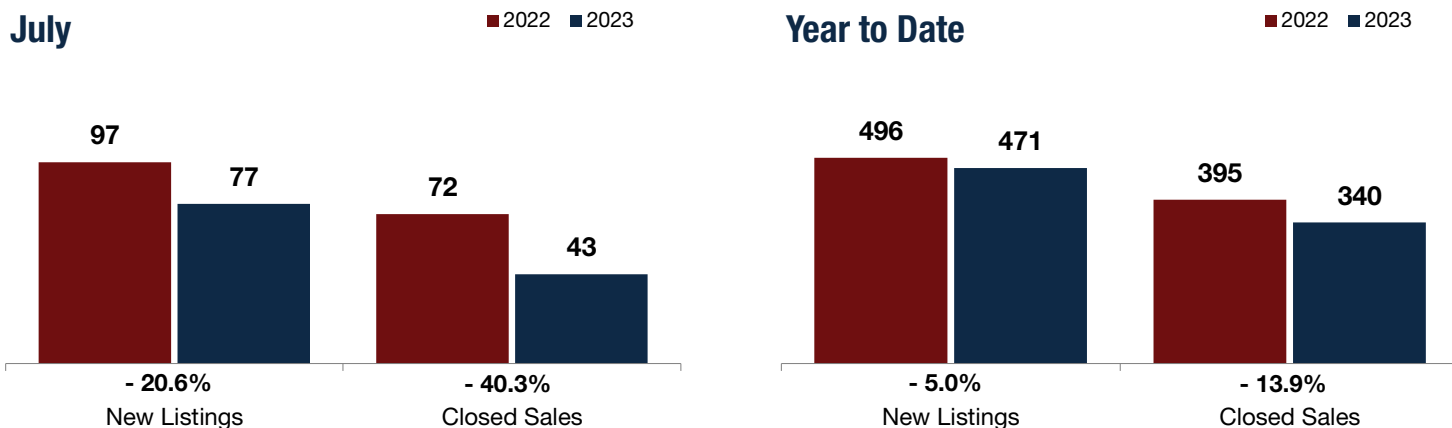
Change in
Closed Sales

+ 11.9%

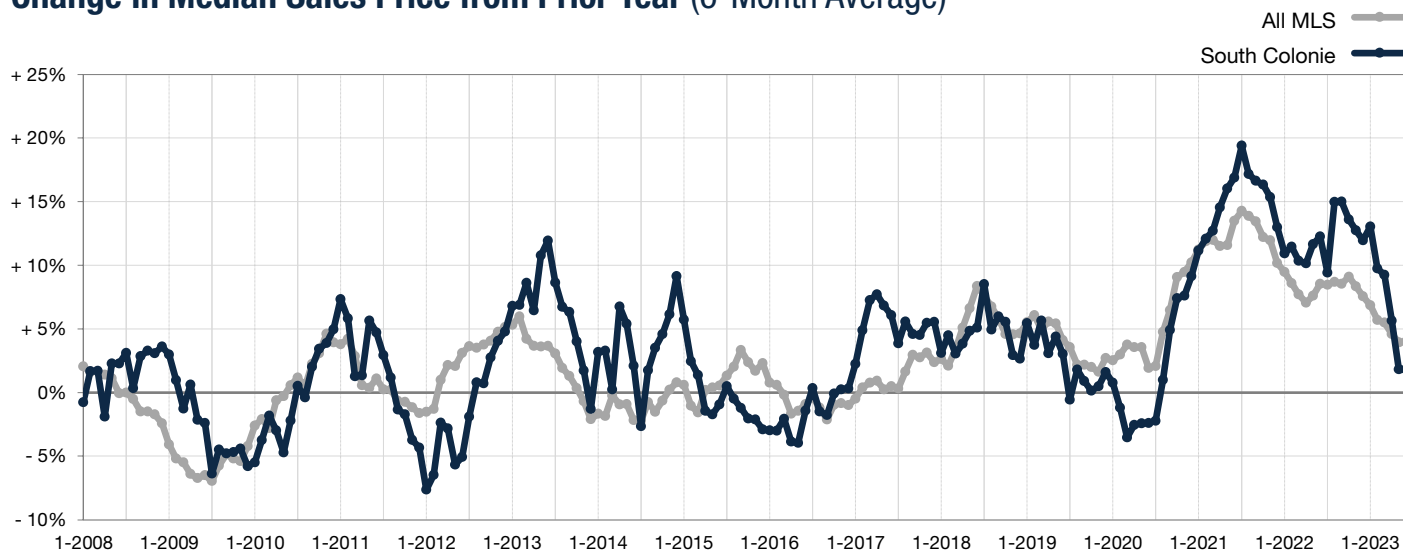
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	97	77	- 20.6%	496	471	- 5.0%
Closed Sales	72	43	- 40.3%	395	340	- 13.9%
Median Sales Price*	\$327,150	\$366,065	+ 11.9%	\$322,000	\$340,000	+ 5.6%
Percent of Original List Price Received*	104.0%	103.1%	- 0.9%	103.4%	103.0%	- 0.4%
Days on Market Until Sale	11	13	+ 20.8%	24	19	- 21.7%
Inventory of Homes for Sale	112	96	- 14.3%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 2.5%	--	--	--

* 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.