

Local Market Update – August 2023

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



+ 19.2%

- 4.6%

- 7.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

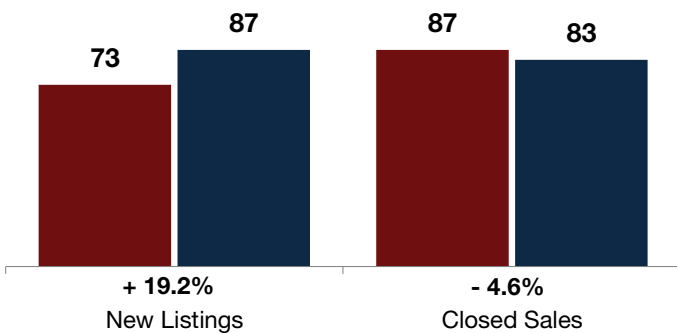
South Colonie

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	73	87	+ 19.2%	569	563	- 1.1%
Closed Sales	87	83	- 4.6%	482	427	- 11.4%
Median Sales Price*	\$395,000	\$365,000	- 7.6%	\$335,000	\$347,000	+ 3.6%
Percent of Original List Price Received*	105.3%	105.1%	- 0.2%	103.7%	103.4%	- 0.3%
Days on Market Until Sale	19	13	- 34.1%	23	18	- 24.5%
Inventory of Homes for Sale	100	102	+ 2.0%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 21.9%	--	--	--

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

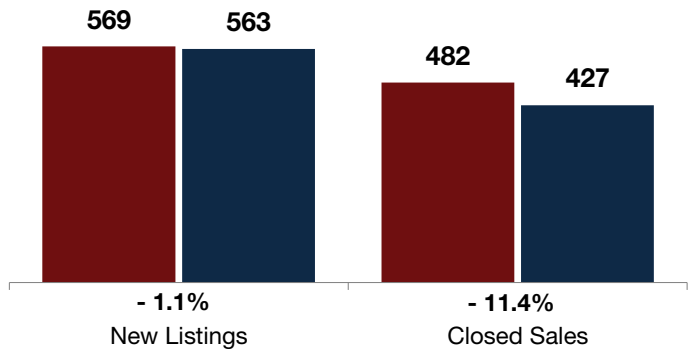
August

■ 2022 ■ 2023

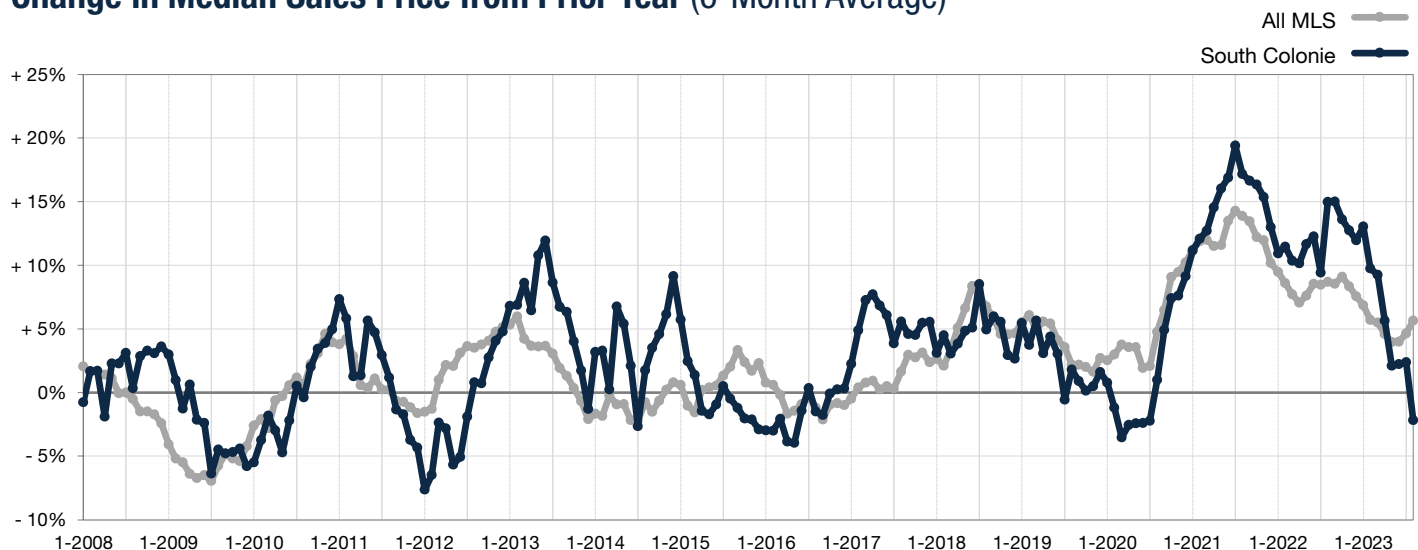


Year to Date

■ 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.