

Local Market Update – September 2023

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



+ 29.0%

- 2.8%

+ 2.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

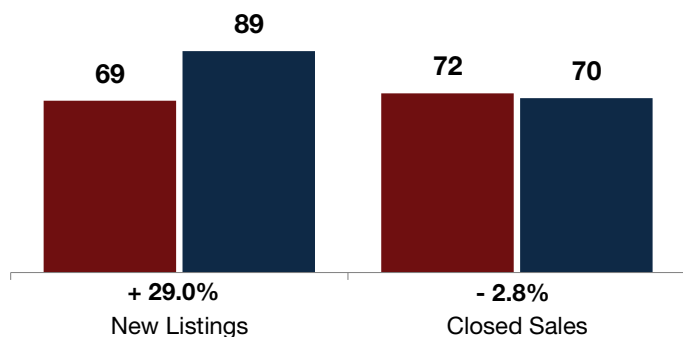
South Colonie

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	69	89	+ 29.0%	638	655	+ 2.7%
Closed Sales	72	70	- 2.8%	554	500	- 9.7%
Median Sales Price*	\$355,000	\$363,000	+ 2.3%	\$338,950	\$350,000	+ 3.3%
Percent of Original List Price Received*	101.4%	104.3%	+ 2.8%	103.4%	103.5%	+ 0.1%
Days on Market Until Sale	18	13	- 29.5%	23	17	- 24.3%
Inventory of Homes for Sale	102	106	+ 3.9%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 17.6%	--	--	--

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

September

■ 2022 ■ 2023

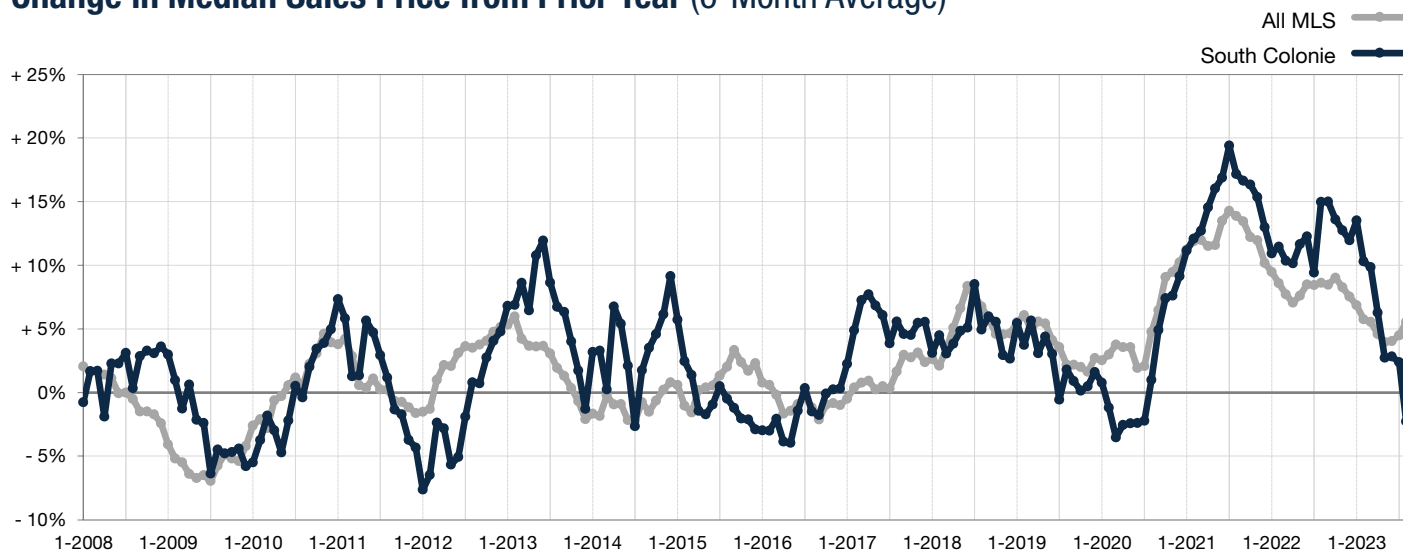


Year to Date

■ 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.