

Local Market Update – October 2023

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



- 32.0%

+ 30.4%

+ 2.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

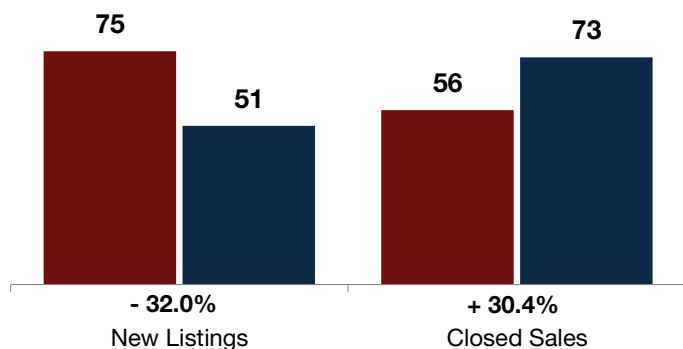
South Colonie

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	75	51	- 32.0%	714	712	- 0.3%
Closed Sales	56	73	+ 30.4%	610	575	- 5.7%
Median Sales Price*	\$380,000	\$391,000	+ 2.9%	\$344,450	\$350,189	+ 1.7%
Percent of Original List Price Received*	101.2%	103.8%	+ 2.6%	103.2%	103.5%	+ 0.3%
Days on Market Until Sale	36	22	- 37.9%	24	18	- 25.6%
Inventory of Homes for Sale	112	82	- 26.8%	--	--	--
Months Supply of Inventory	1.8	1.5	- 20.2%	--	--	--

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

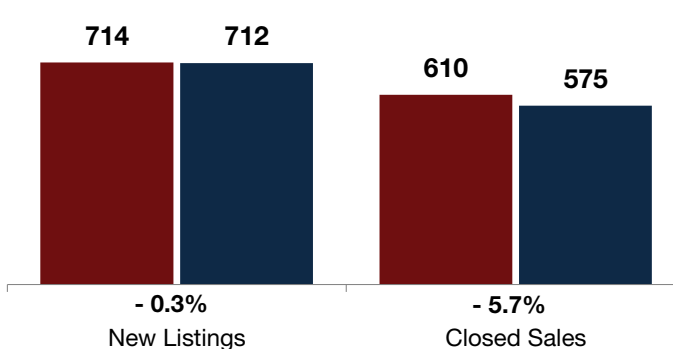
October

■ 2022 ■ 2023

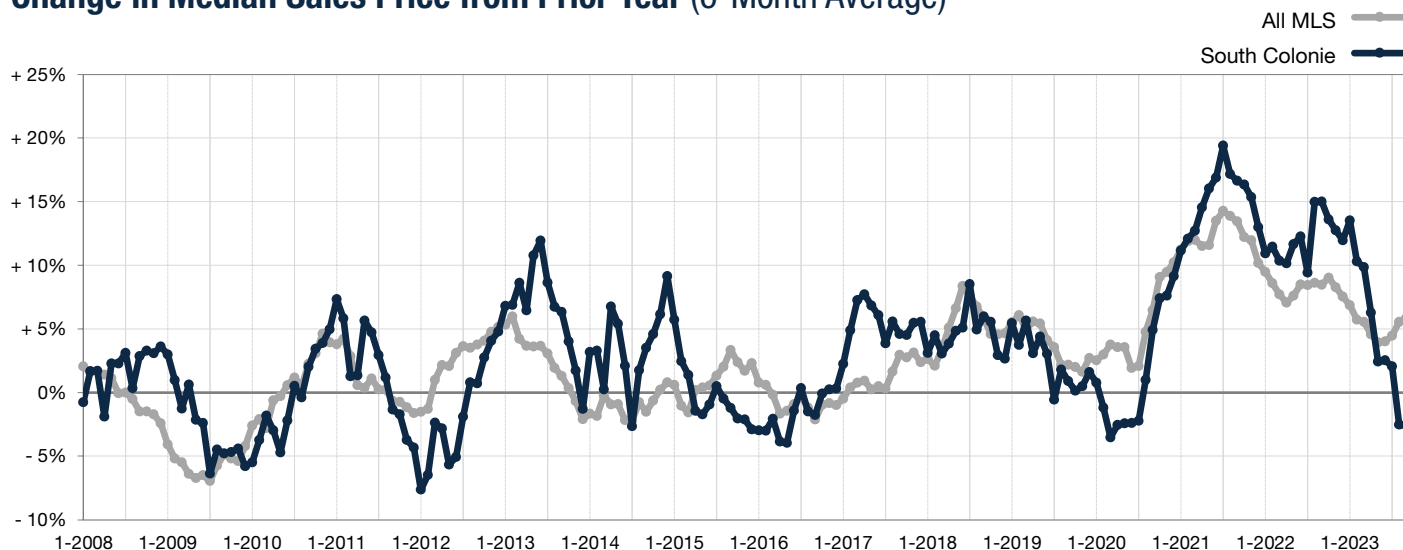


Year to Date

■ 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.