

# Local Market Update – November 2023

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



**+ 65.9%**

Change in  
New Listings

**- 5.9%**

Change in  
Closed Sales

**+ 20.9%**

Change in  
Median Sales Price

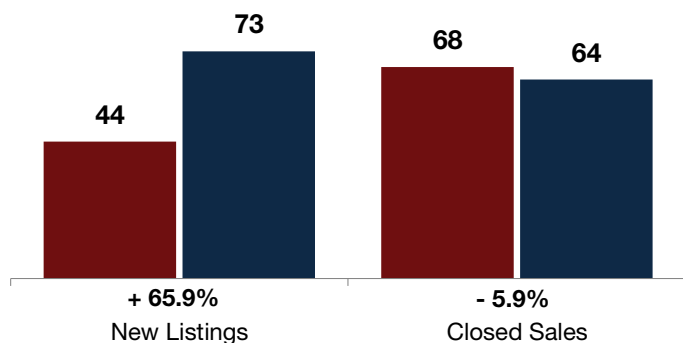
## South Colonie

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	44	73	+ 65.9%	758	787	+ 3.8%
Closed Sales	68	64	- 5.9%	678	644	- 5.0%
Median Sales Price*	\$318,500	<b>\$385,000</b>	+ 20.9%	\$338,950	<b>\$355,000</b>	+ 4.7%
Percent of Original List Price Received*	99.2%	<b>103.4%</b>	+ 4.3%	102.8%	<b>103.6%</b>	+ 0.8%
Days on Market Until Sale	24	21	- 14.8%	24	18	- 25.0%
Inventory of Homes for Sale	101	88	- 12.9%	--	--	--
Months Supply of Inventory	1.7	1.5	- 12.0%	--	--	--

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

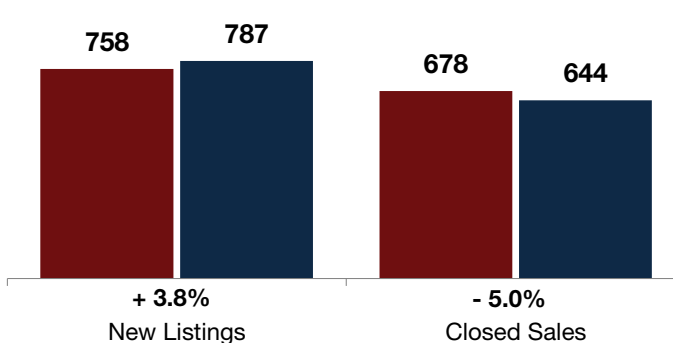
### November

■ 2022 ■ 2023

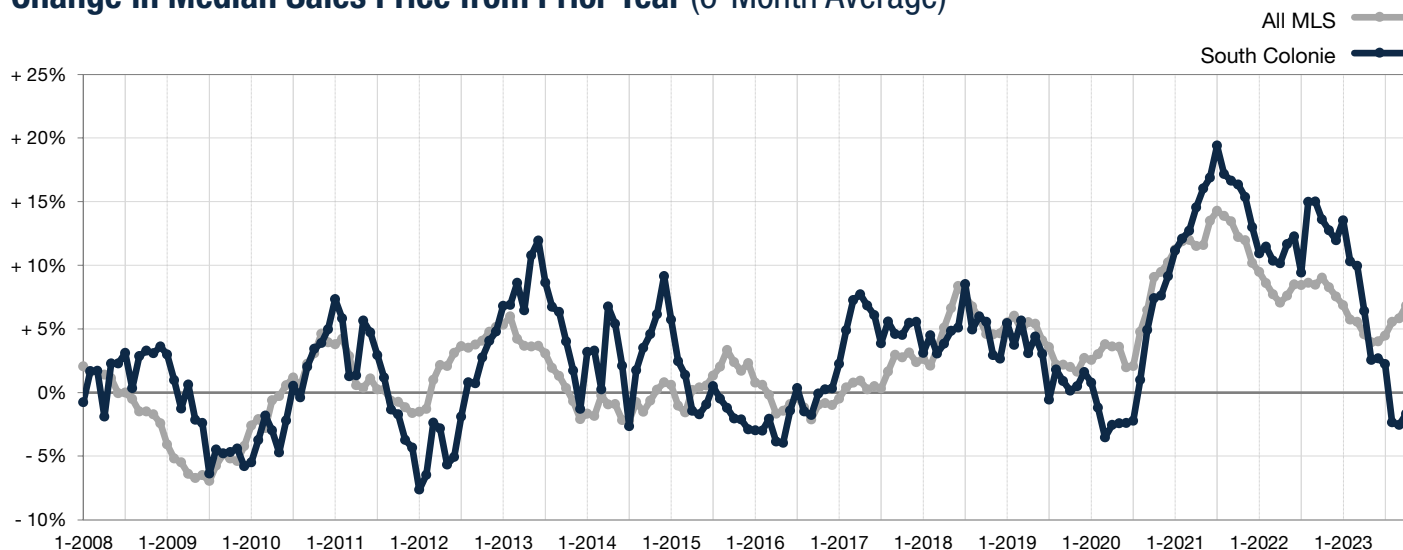


### Year to Date

■ 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.