

Local Market Update – December 2023

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



+ 55.6%

+ 27.7%

+ 21.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

South Colonie

December

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	27	42	+ 55.6%	786	830	+ 5.6%
Closed Sales	47	60	+ 27.7%	725	706	- 2.6%
Median Sales Price*	\$317,700	\$385,500	+ 21.3%	\$337,500	\$360,000	+ 6.7%
Percent of Original List Price Received*	100.2%	99.4%	- 0.7%	102.6%	103.2%	+ 0.6%
Days on Market Until Sale	14	19	+ 36.2%	23	18	- 22.5%
Inventory of Homes for Sale	87	67	- 23.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.6%	--	--	--

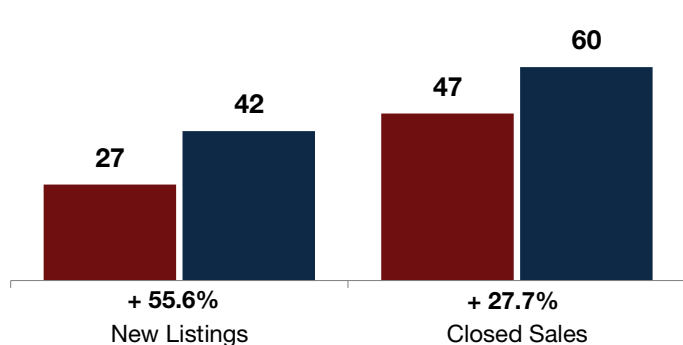
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

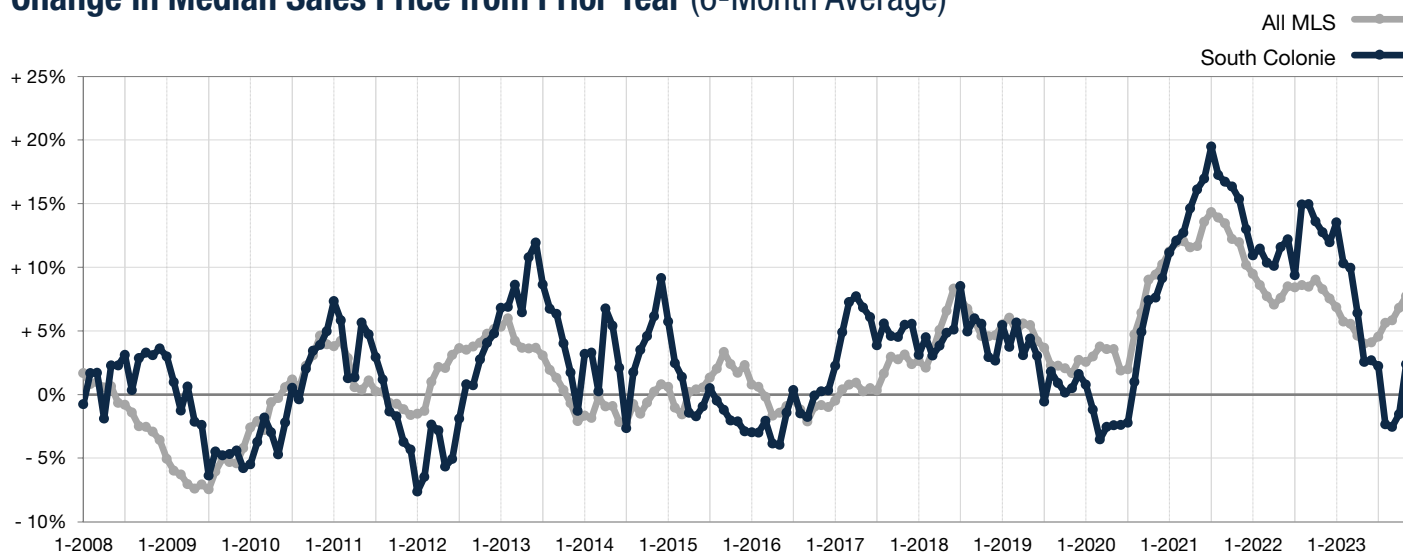
■ 2022 ■ 2023

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.