

Local Market Update – January 2021

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



North Colonie

- 25.6%

Change in
New Listings

- 10.4%

Change in
Closed Sales

+ 4.1%

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	78	58	- 25.6%	78	58	- 25.6%
Closed Sales	48	43	- 10.4%	48	43	- 10.4%
Median Sales Price*	\$284,728	\$296,460	+ 4.1%	\$284,728	\$296,460	+ 4.1%
Percent of Original List Price Received*	95.7%	99.8%	+ 4.3%	95.7%	99.8%	+ 4.3%
Days on Market Until Sale	55	25	- 54.2%	55	25	- 54.2%
Inventory of Homes for Sale	140	100	- 28.6%	--	--	--
Months Supply of Inventory	2.7	1.9	- 28.3%	--	--	--

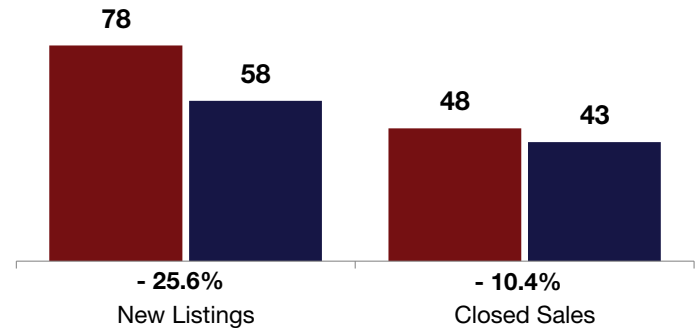
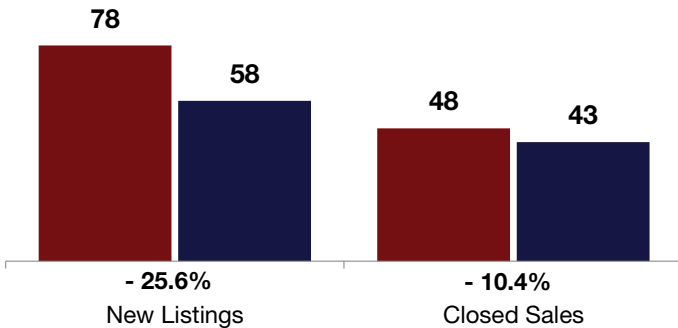
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

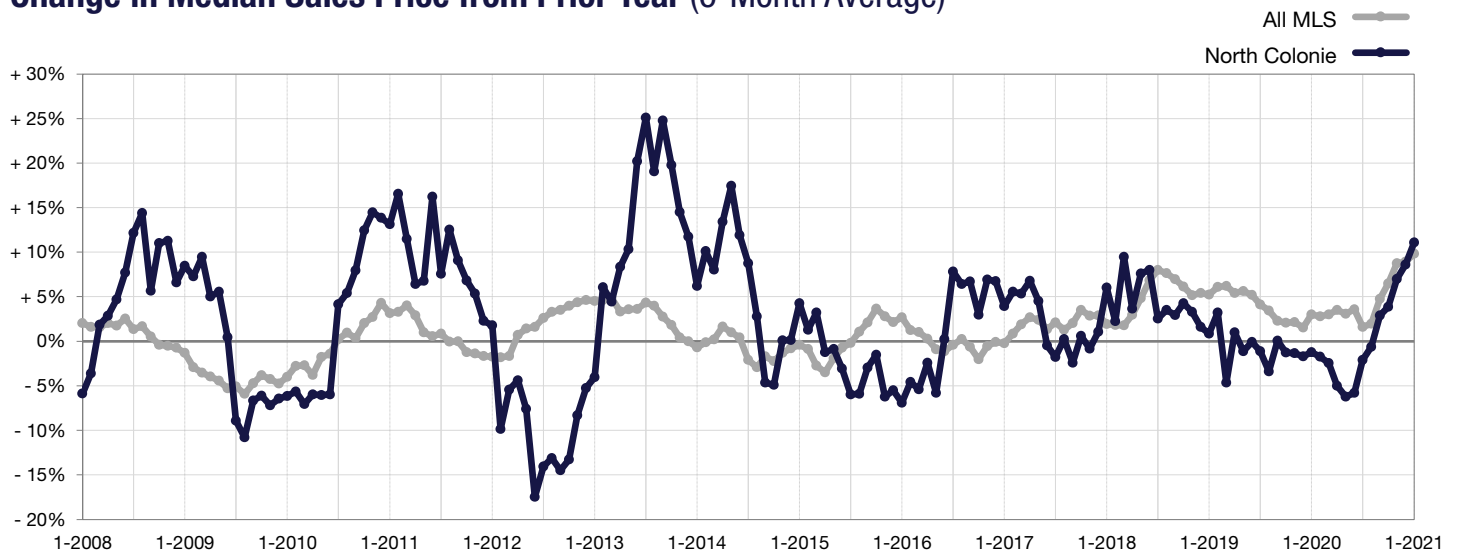
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.