

Local Market Update – February 2021

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



North Colonie

- 42.3%

+ 21.9%

+ 20.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

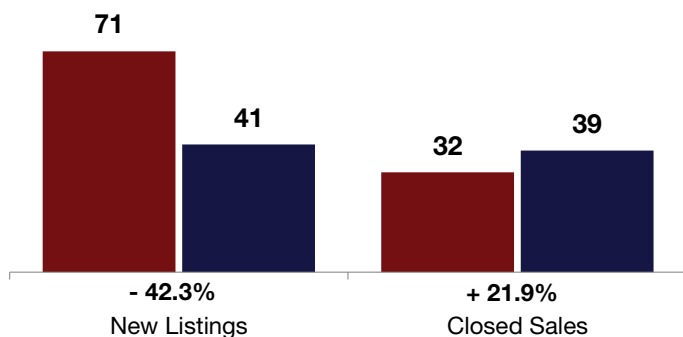
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	71	41	- 42.3%	149	99	- 33.6%
Closed Sales	32	39	+ 21.9%	80	83	+ 3.8%
Median Sales Price*	\$255,900	\$307,000	+ 20.0%	\$268,750	\$300,408	+ 11.8%
Percent of Original List Price Received*	96.6%	98.5%	+ 1.9%	96.0%	99.2%	+ 3.2%
Days on Market Until Sale	55	39	- 29.1%	55	32	- 43.0%
Inventory of Homes for Sale	151	80	- 47.0%	--	--	--
Months Supply of Inventory	2.9	1.6	- 45.9%	--	--	--

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

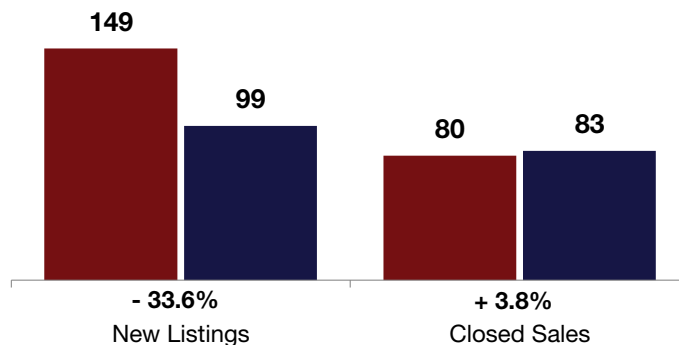
February

■ 2020 ■ 2021

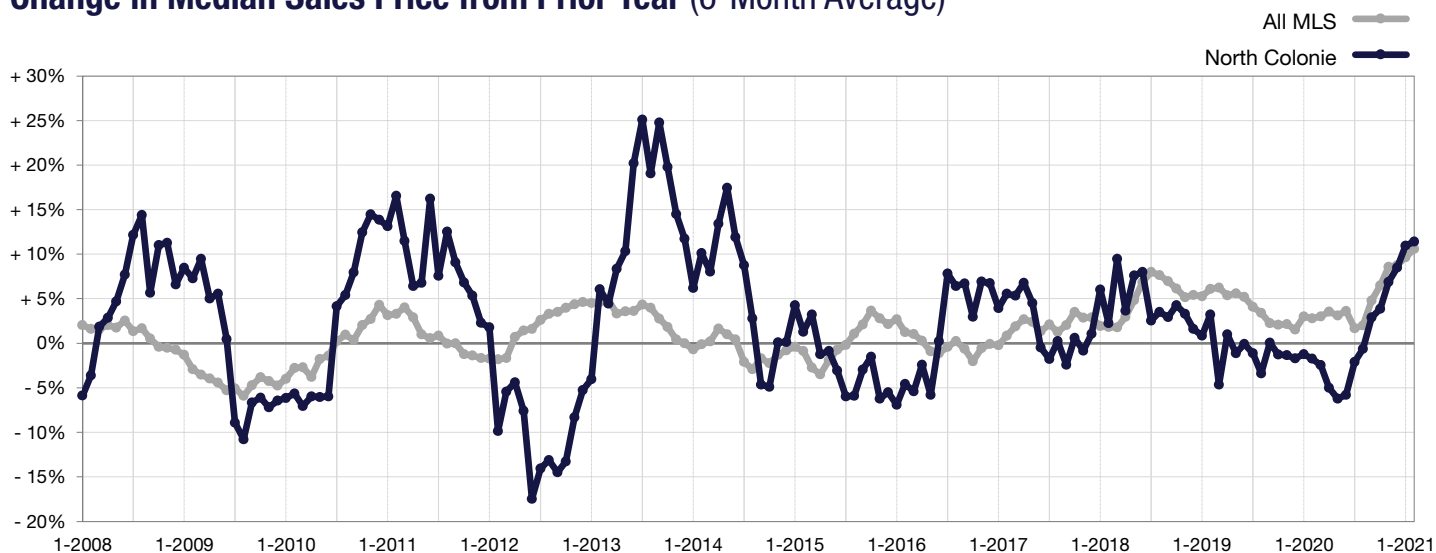


Year to Date

■ 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.