

Local Market Update – March 2021

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



North Colonie

+ 82.9%

+ 70.8%

- 1.5%

Change in
New Listings

Change in
Closed Sales

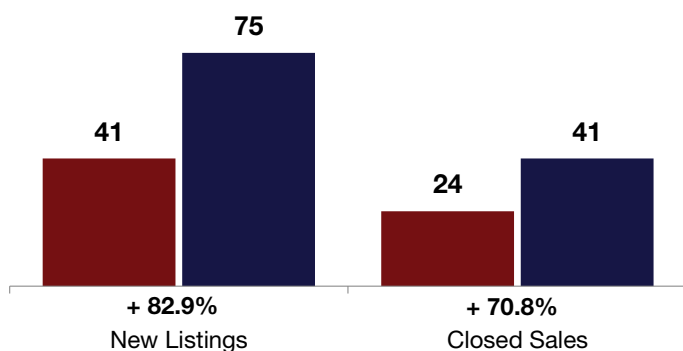
Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	41	75	+ 82.9%	190	174	- 8.4%
Closed Sales	24	41	+ 70.8%	104	126	+ 21.2%
Median Sales Price*	\$294,350	\$289,900	- 1.5%	\$275,000	\$297,730	+ 8.3%
Percent of Original List Price Received*	95.9%	100.1%	+ 4.4%	96.0%	99.6%	+ 3.7%
Days on Market Until Sale	52	30	- 42.2%	55	31	- 42.5%
Inventory of Homes for Sale	143	85	- 40.6%	--	--	--
Months Supply of Inventory	2.8	1.6	- 41.8%	--	--	--

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

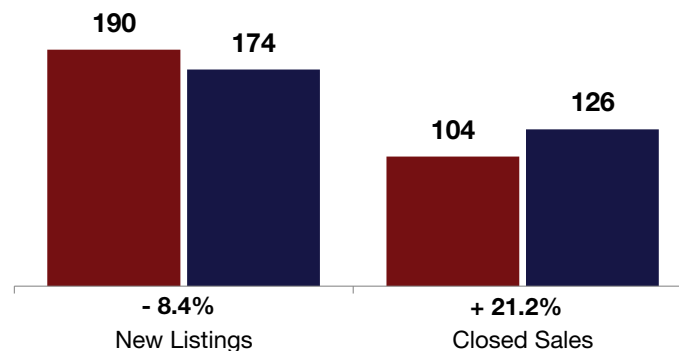
March

■ 2020 ■ 2021

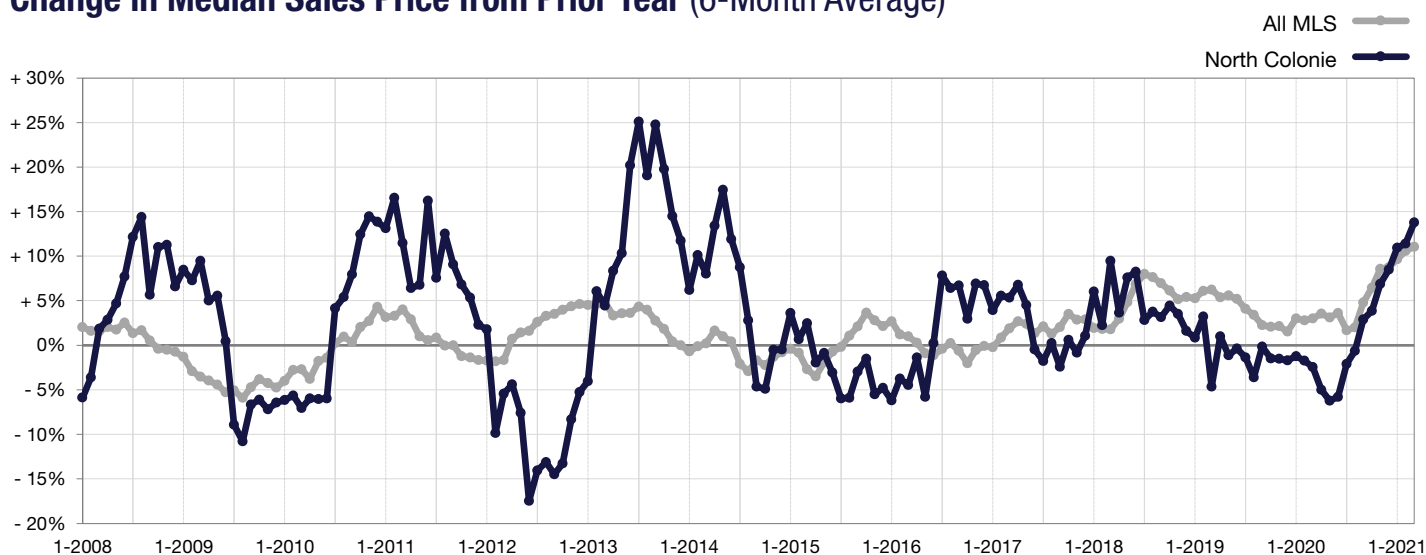


Year to Date

■ 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.