

Local Market Update – April 2021

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



North Colonie

+ 322.2%

+ 19.4%

+ 34.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	18	76	+ 322.2%	208	250	+ 20.2%
Closed Sales	31	37	+ 19.4%	135	164	+ 21.5%
Median Sales Price*	\$242,000	\$325,000	+ 34.3%	\$270,000	\$300,000	+ 11.1%
Percent of Original List Price Received*	101.0%	103.6%	+ 2.5%	97.2%	100.5%	+ 3.4%
Days on Market Until Sale	59	12	- 79.8%	56	27	- 51.8%
Inventory of Homes for Sale	135	91	- 32.6%	--	--	--
Months Supply of Inventory	2.8	1.6	- 42.6%	--	--	--

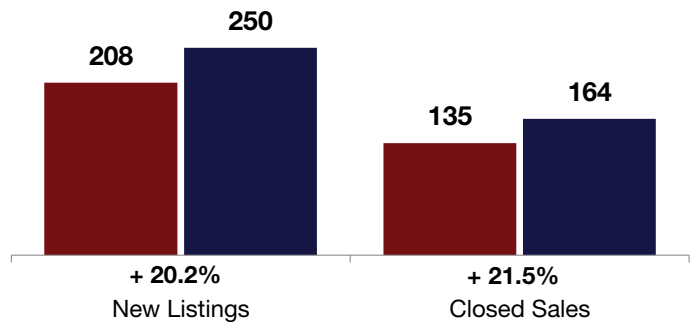
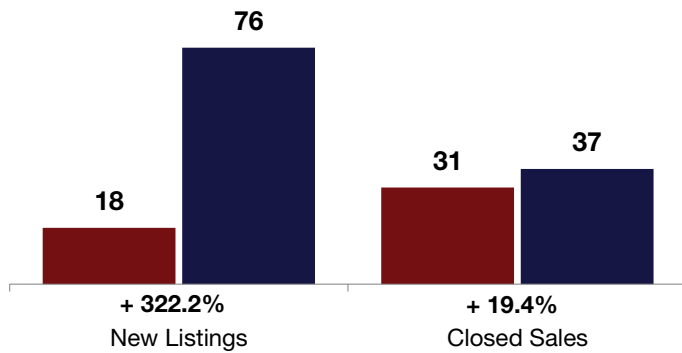
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

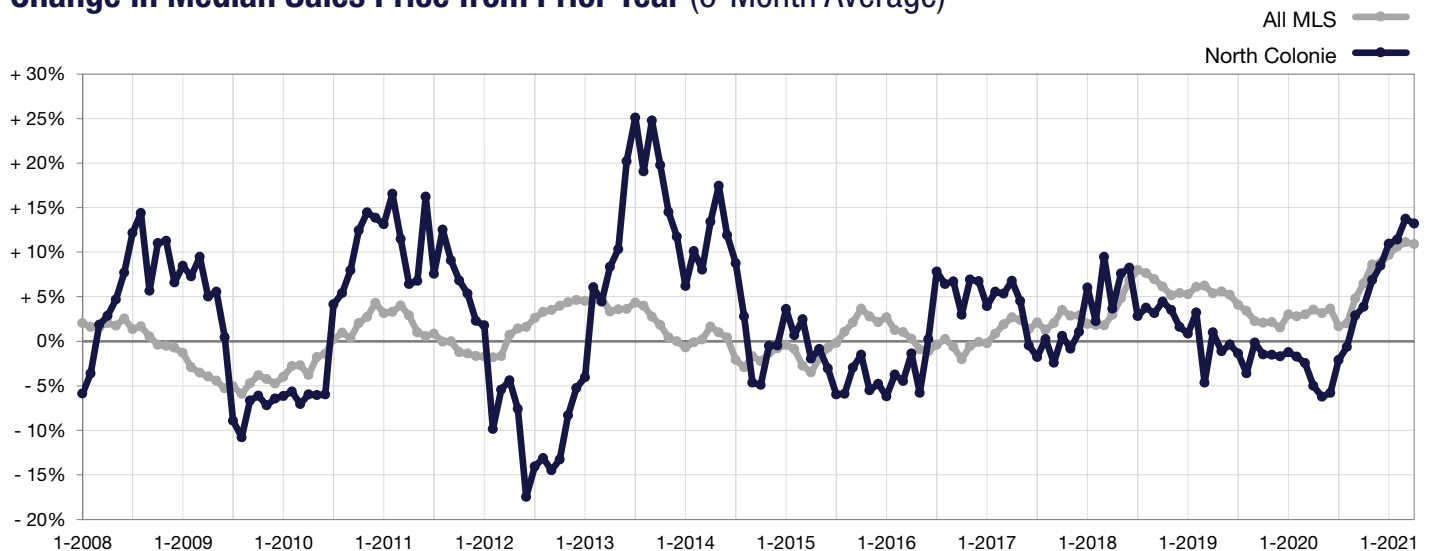
■ 2020 ■ 2021

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.