

Local Market Update – May 2021

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



North Colonie

- 24.1%

+ 44.4%

+ 18.6%

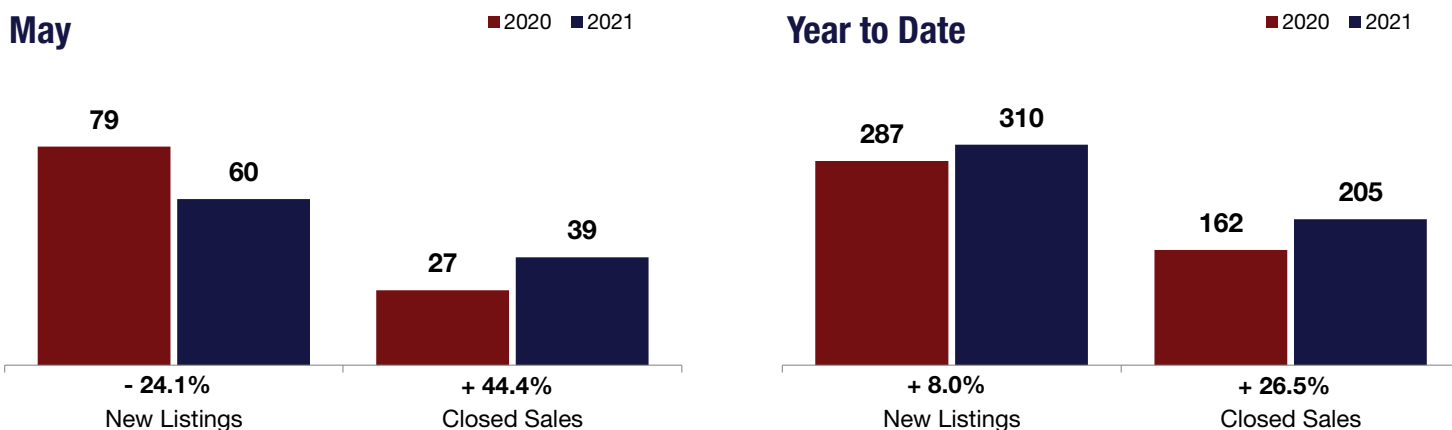
Change in
New Listings

Change in
Closed Sales

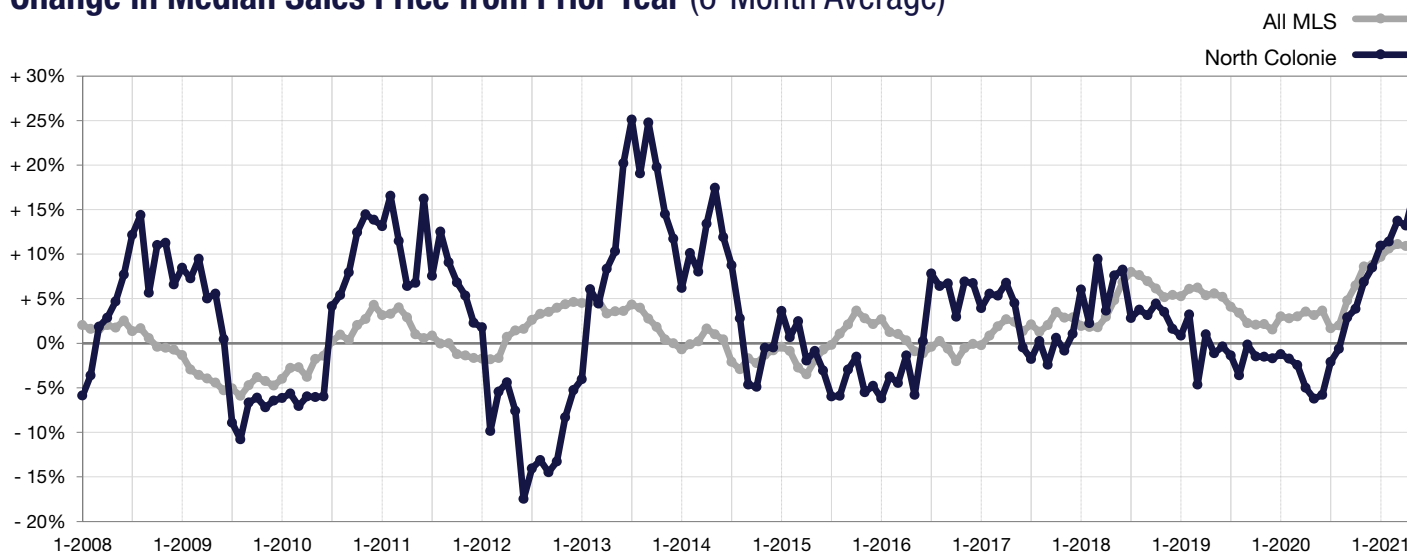
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	79	60	- 24.1%	287	310	+ 8.0%
Closed Sales	27	39	+ 44.4%	162	205	+ 26.5%
Median Sales Price*	\$288,000	\$341,500	+ 18.6%	\$271,500	\$306,000	+ 12.7%
Percent of Original List Price Received*	99.7%	102.9%	+ 3.3%	97.6%	101.0%	+ 3.5%
Days on Market Until Sale	52	18	- 65.7%	55	25	- 54.5%
Inventory of Homes for Sale	154	75	- 51.3%	--	--	--
Months Supply of Inventory	3.3	1.3	- 60.7%	--	--	--

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



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.