

Local Market Update – June 2021

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



North Colonie

- 9.5%

Change in
New Listings

+ 103.7%

Change in
Closed Sales

+ 14.3%

Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	95	86	- 9.5%	382	396	+ 3.7%
Closed Sales	27	55	+ 103.7%	189	264	+ 39.7%
Median Sales Price*	\$315,000	\$360,000	+ 14.3%	\$280,000	\$317,109	+ 13.3%
Percent of Original List Price Received*	99.3%	104.3%	+ 5.0%	97.8%	101.8%	+ 4.0%
Days on Market Until Sale	62	14	- 78.1%	56	22	- 60.1%
Inventory of Homes for Sale	151	77	- 49.0%	--	--	--
Months Supply of Inventory	3.2	1.4	- 57.4%	--	--	--

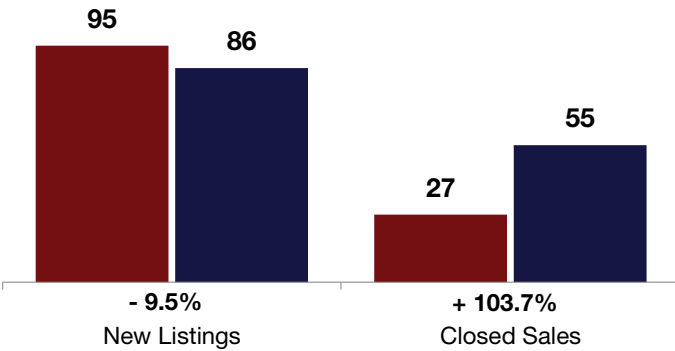
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

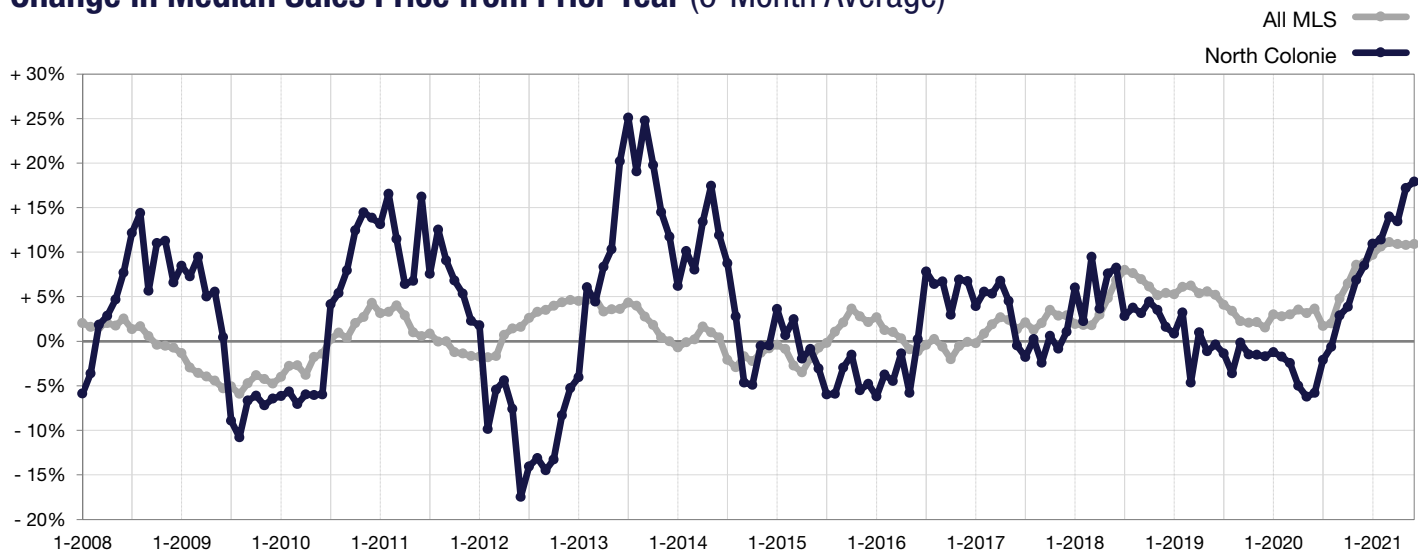
■ 2020 ■ 2021

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.