

# Local Market Update – July 2021

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



## North Colonie

**- 40.6%**

**+ 37.0%**

**+ 14.8%**

Change in  
New Listings

Change in  
Closed Sales

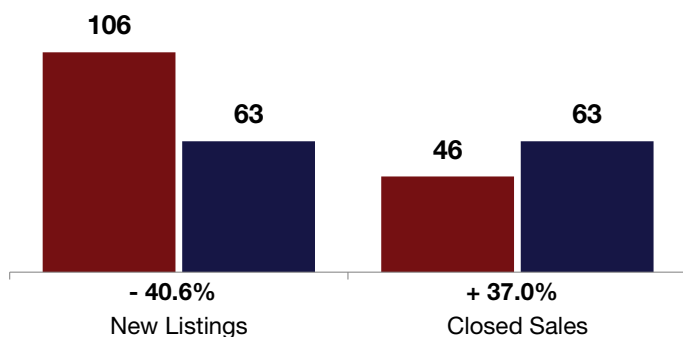
Change in  
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	106	63	- 40.6%	488	460	- 5.7%
Closed Sales	46	63	+ 37.0%	235	330	+ 40.4%
Median Sales Price*	\$288,500	\$331,268	+ 14.8%	\$280,000	\$320,208	+ 14.4%
Percent of Original List Price Received*	97.7%	103.1%	+ 5.6%	97.8%	102.0%	+ 4.3%
Days on Market Until Sale	31	12	- 59.8%	51	21	- 59.2%
Inventory of Homes for Sale	155	81	- 47.7%	--	--	--
Months Supply of Inventory	3.2	1.5	- 53.5%	--	--	--

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

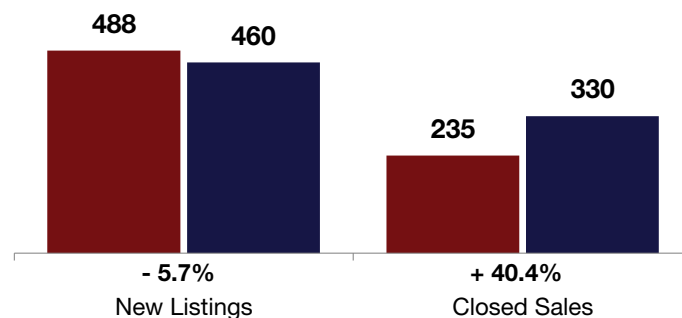
### July

■ 2020 ■ 2021

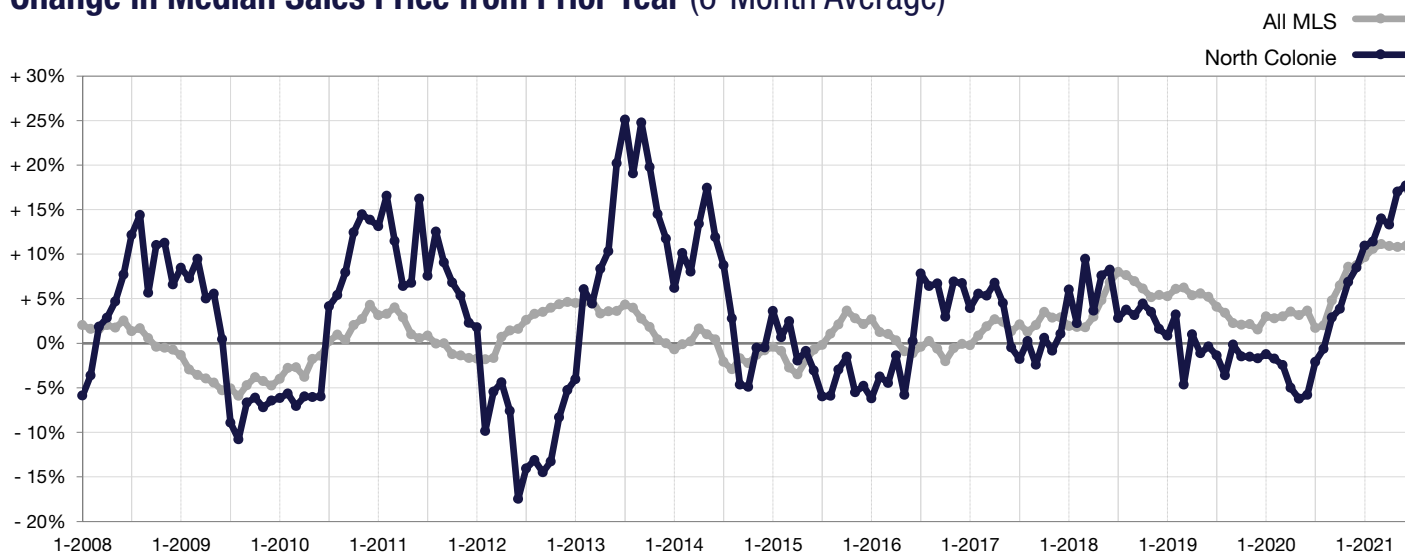


### Year to Date

■ 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.