

Local Market Update – November 2021

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



North Colonie

- 19.6%

Change in
New Listings

- 20.0%

Change in
Closed Sales

+ 2.7%

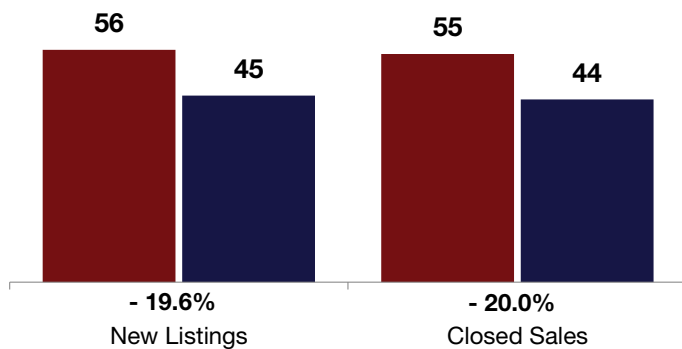
Change in
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	56	45	- 19.6%	787	677	- 14.0%
Closed Sales	55	44	- 20.0%	506	550	+ 8.7%
Median Sales Price*	\$311,735	\$320,250	+ 2.7%	\$295,000	\$330,500	+ 12.0%
Percent of Original List Price Received*	100.2%	102.8%	+ 2.6%	98.7%	102.1%	+ 3.4%
Days on Market Until Sale	25	9	- 66.1%	37	20	- 46.5%
Inventory of Homes for Sale	116	80	- 31.0%	--	--	--
Months Supply of Inventory	2.2	1.7	- 21.0%	--	--	--

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

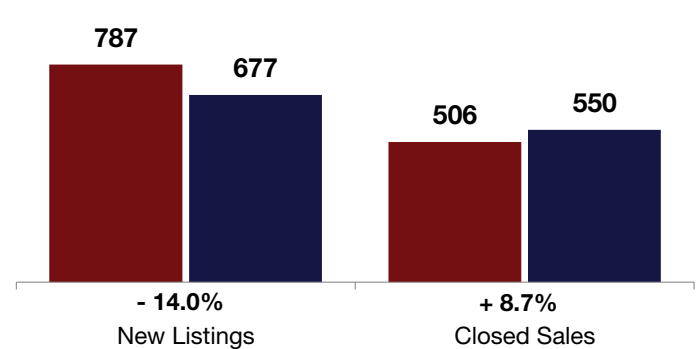
November

■ 2020 ■ 2021

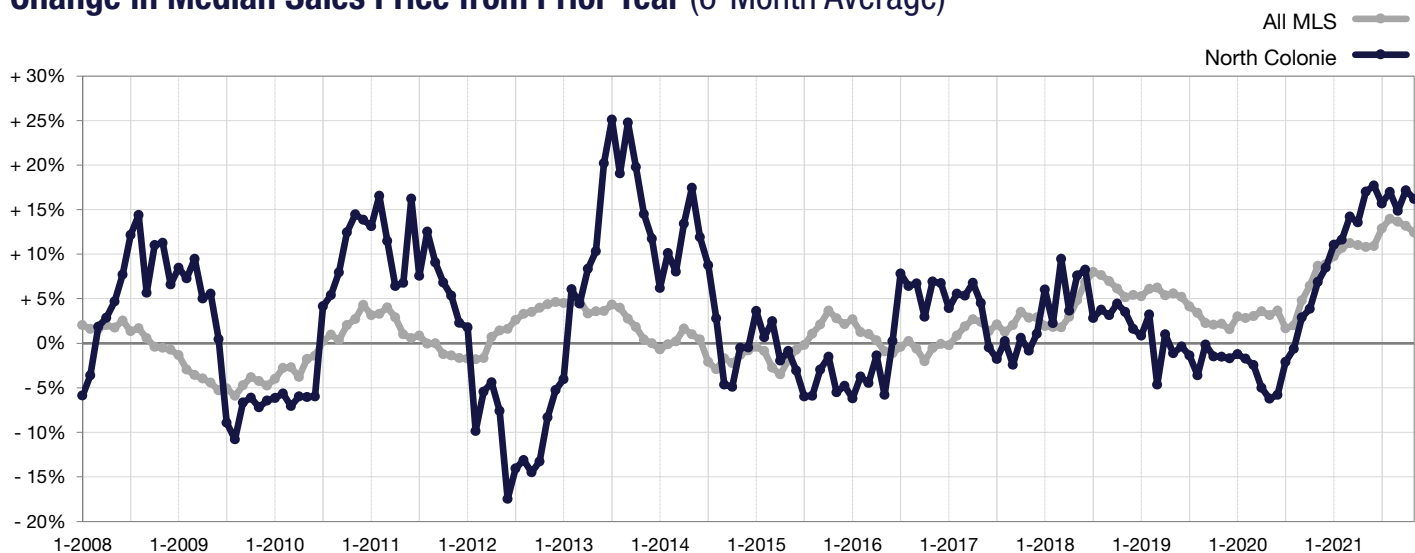


Year to Date

■ 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.