

Local Market Update – February 2022

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



North Colonie

- 47.9%

Change in
New Listings

- 40.0%

Change in
Closed Sales

+ 0.0%

Change in
Median Sales Price

February

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	71	37	- 47.9%	149	103	- 30.9%
Closed Sales	75	45	- 40.0%	146	115	- 21.2%
Median Sales Price*	\$289,900	\$290,000	+ 0.0%	\$284,207	\$315,000	+ 10.8%
Percent of Original List Price Received*	99.4%	101.1%	+ 1.7%	99.2%	101.1%	+ 1.8%
Days on Market Until Sale	46	32	- 31.6%	36	32	- 10.6%
Inventory of Homes for Sale	164	67	- 59.1%	--	--	--
Months Supply of Inventory	2.0	0.9	- 56.3%	--	--	--

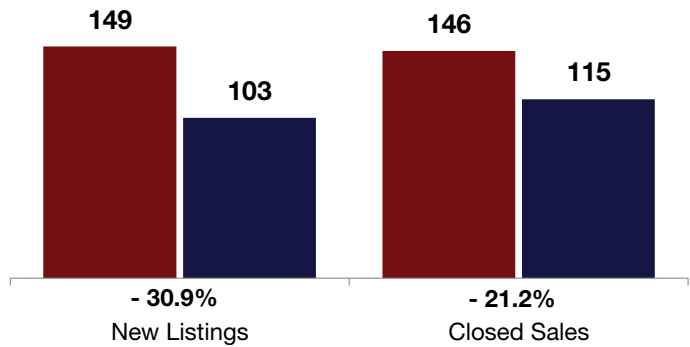
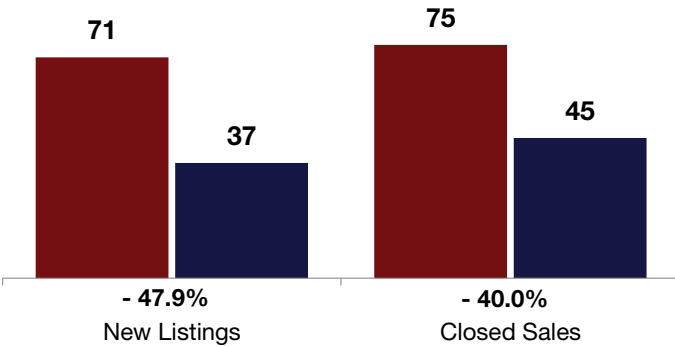
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

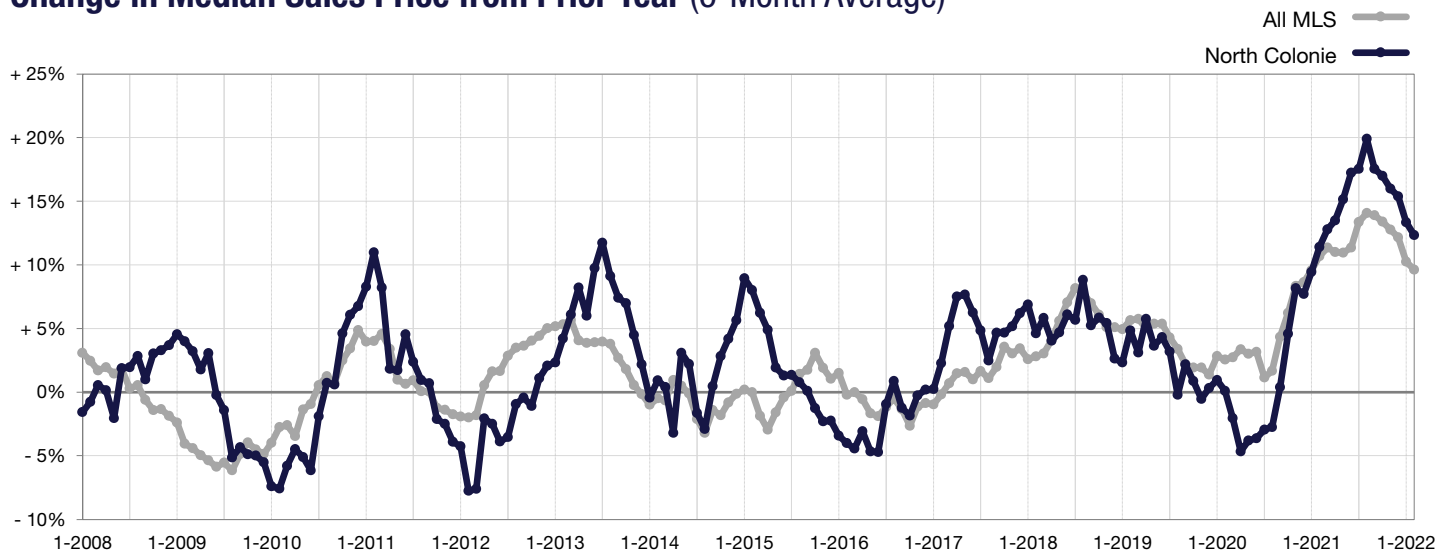
■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



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.