

Local Market Update – April 2022

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



- 49.2%

- 21.5%

+ 24.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

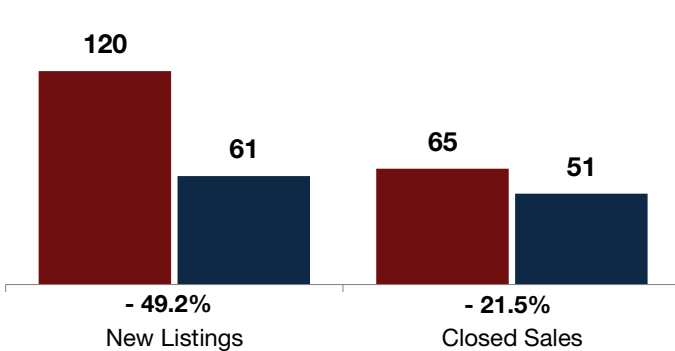
North Colonie

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	120	61	- 49.2%	380	212	- 44.2%
Closed Sales	65	51	- 21.5%	283	223	- 21.2%
Median Sales Price*	\$290,000	\$360,000	+ 24.1%	\$282,000	\$315,000	+ 11.7%
Percent of Original List Price Received*	103.2%	106.3%	+ 3.0%	100.7%	101.7%	+ 1.0%
Days on Market Until Sale	11	25	+ 120.5%	29	31	+ 8.7%
Inventory of Homes for Sale	187	66	- 64.7%	--	--	--
Months Supply of Inventory	2.1	0.9	- 55.5%	--	--	--

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

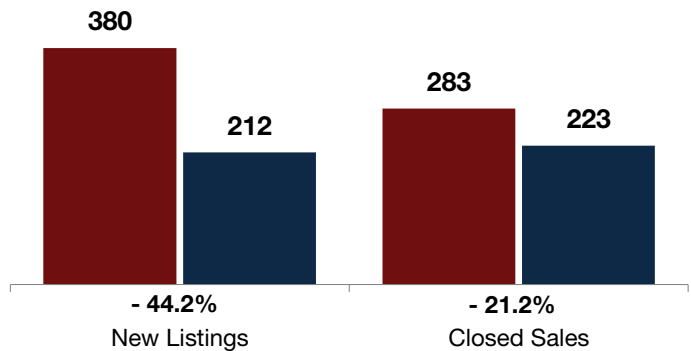
April

■ 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.