

# Local Market Update – May 2022

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



**- 12.5%**

**- 34.4%**

**+ 22.1%**

Change in  
New Listings

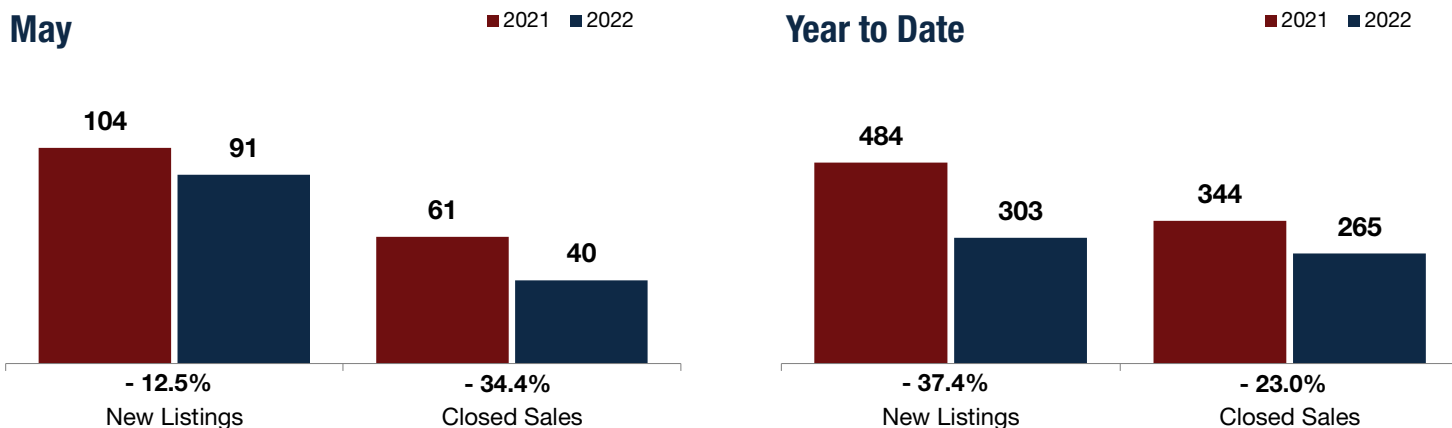
Change in  
Closed Sales

Change in  
Median Sales Price

## North Colonie

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	104	91	- 12.5%	484	303	- 37.4%
Closed Sales	61	40	- 34.4%	344	265	- 23.0%
Median Sales Price*	\$310,000	<b>\$378,550</b>	+ 22.1%	\$286,907	<b>\$320,000</b>	+ 11.5%
Percent of Original List Price Received*	103.6%	<b>109.5%</b>	+ 5.6%	101.2%	<b>102.8%</b>	+ 1.6%
Days on Market Until Sale	18	21	+ 17.5%	27	30	+ 11.9%
Inventory of Homes for Sale	183	68	- 62.8%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.9%	--	--	--

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



### 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.