

# Local Market Update – July 2022

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



**- 11.6%**

**- 30.4%**

**+ 2.7%**

Change in  
New Listings

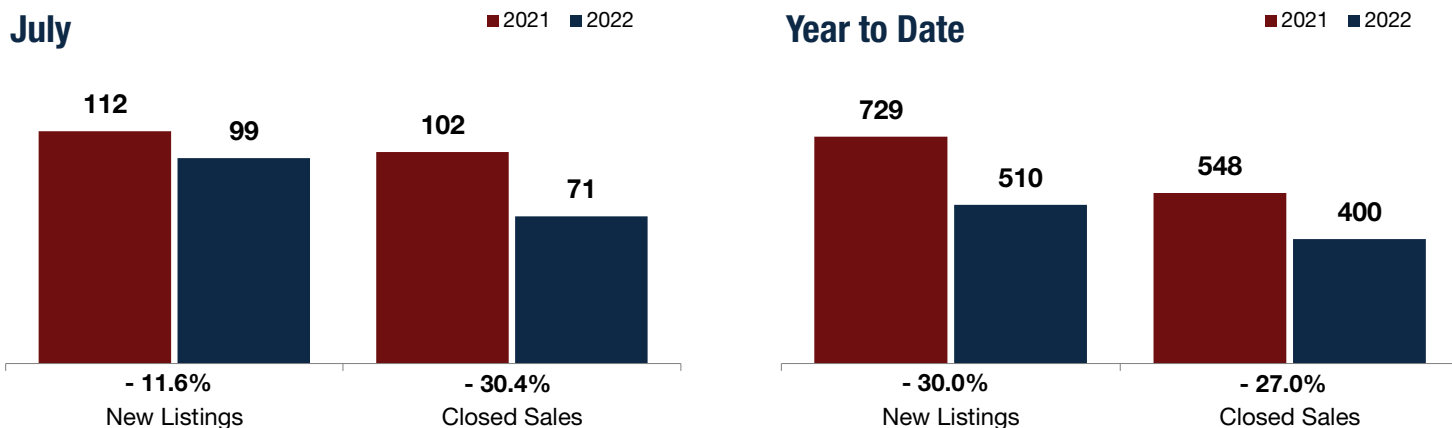
Change in  
Closed Sales

Change in  
Median Sales Price

## North Colonie

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	112	99	- 11.6%	729	510	- 30.0%
Closed Sales	102	71	- 30.4%	548	400	- 27.0%
Median Sales Price*	\$318,450	<b>\$327,000</b>	+ 2.7%	\$295,980	<b>\$324,000</b>	+ 9.5%
Percent of Original List Price Received*	102.8%	<b>104.0%</b>	+ 1.1%	102.0%	<b>103.1%</b>	+ 1.1%
Days on Market Until Sale	17	<b>11</b>	- 34.0%	22	<b>24</b>	+ 9.9%
Inventory of Homes for Sale	184	<b>105</b>	- 42.9%	--	--	--
Months Supply of Inventory	2.1	<b>1.6</b>	- 26.2%	--	--	--

\* 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.