

Local Market Update – August 2022

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



- 36.3%

- 17.4%

+ 27.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

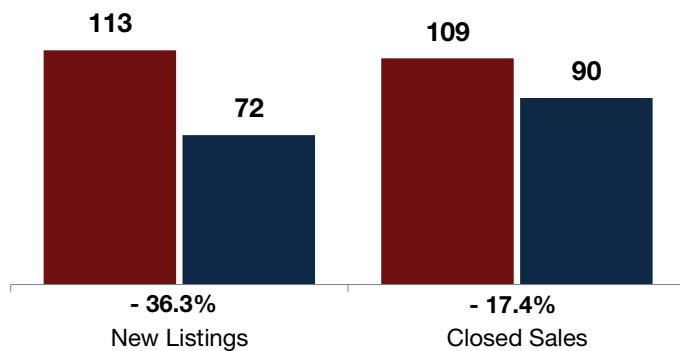
North Colonie

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	113	72	- 36.3%	842	582	- 30.9%
Closed Sales	109	90	- 17.4%	657	491	- 25.3%
Median Sales Price*	\$307,157	\$392,509	+ 27.8%	\$299,745	\$337,500	+ 12.6%
Percent of Original List Price Received*	103.2%	104.4%	+ 1.2%	102.2%	103.5%	+ 1.2%
Days on Market Until Sale	14	17	+ 21.6%	21	23	+ 10.3%
Inventory of Homes for Sale	194	92	- 52.6%	--	--	--
Months Supply of Inventory	2.3	1.4	- 40.5%	--	--	--

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

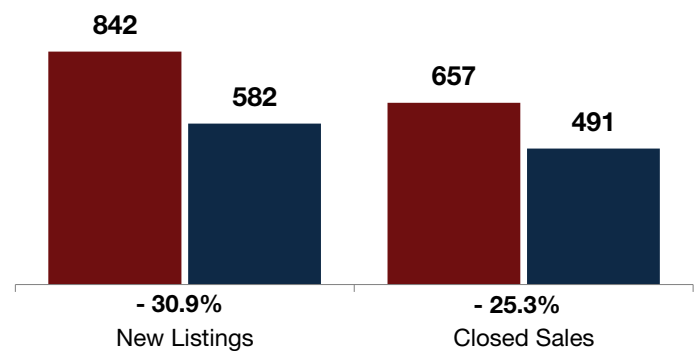
August

■ 2021 ■ 2022

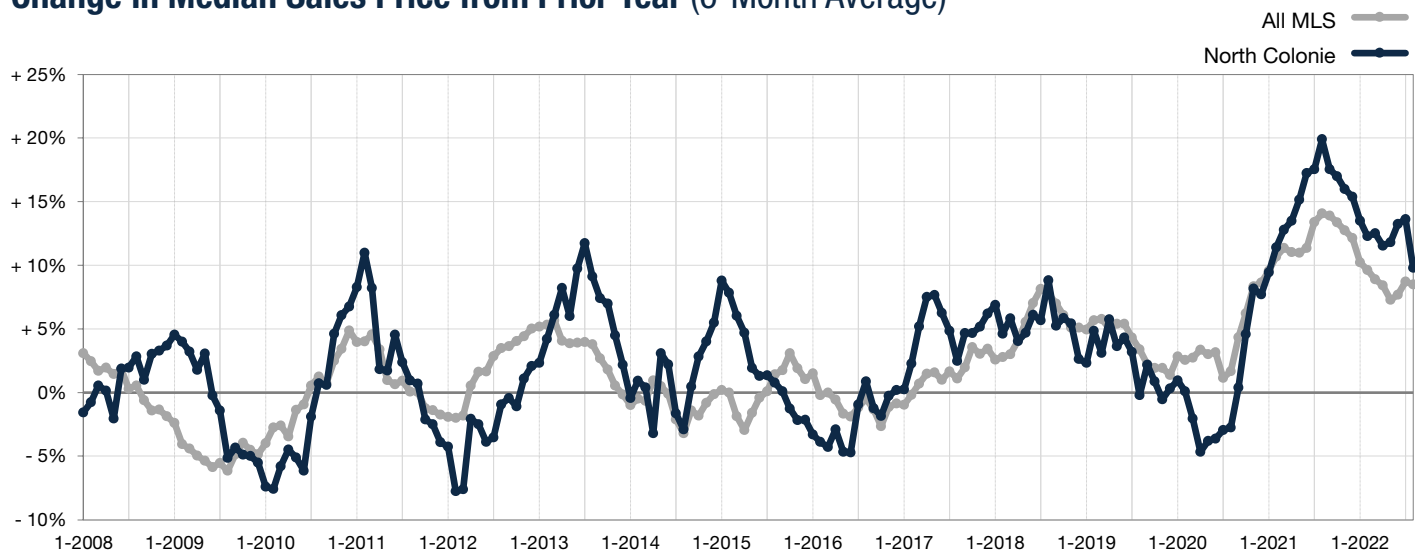


Year to Date

■ 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.