

Local Market Update – October 2022

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



- 25.7%

- 35.5%

+ 15.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

North Colonie

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	101	75	- 25.7%	1,038	734	- 29.3%
Closed Sales	76	49	- 35.5%	825	616	- 25.3%
Median Sales Price*	\$332,500	\$385,000	+ 15.8%	\$305,000	\$347,343	+ 13.9%
Percent of Original List Price Received*	100.8%	100.6%	- 0.3%	102.1%	103.0%	+ 0.9%
Days on Market Until Sale	24	32	+ 36.4%	21	23	+ 11.5%
Inventory of Homes for Sale	159	101	- 36.5%	--	--	--
Months Supply of Inventory	2.0	1.6	- 22.7%	--	--	--

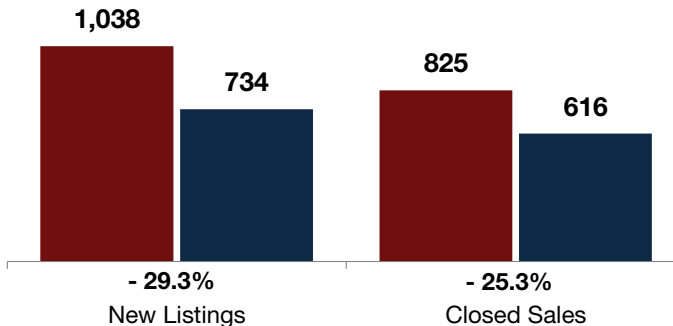
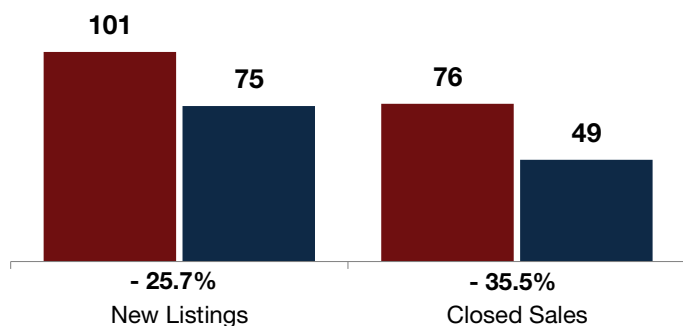
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

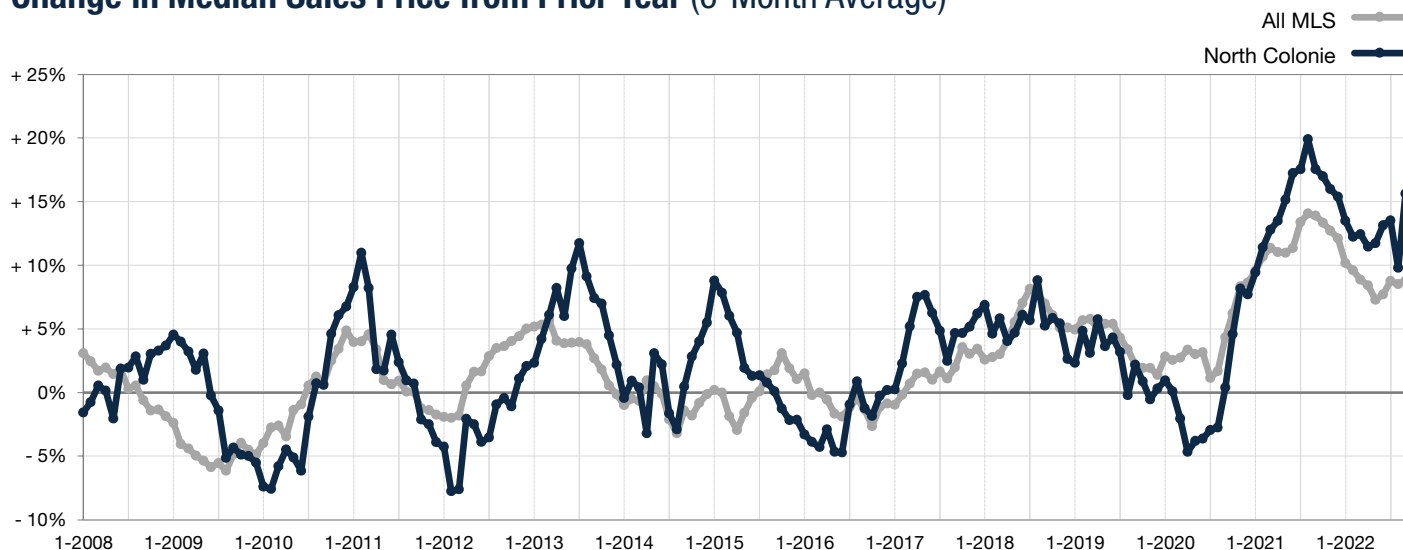
■ 2021 ■ 2022

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.