

Local Market Update – November 2022

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



- 39.0%

- 7.7%

+ 9.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

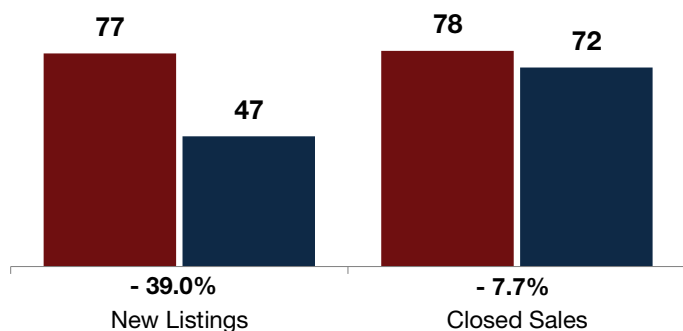
North Colonie

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	77	47	- 39.0%	1,115	782	- 29.9%
Closed Sales	78	72	- 7.7%	903	692	- 23.4%
Median Sales Price*	\$290,000	\$318,500	+ 9.8%	\$301,000	\$340,500	+ 13.1%
Percent of Original List Price Received*	101.1%	99.1%	- 2.0%	102.0%	102.6%	+ 0.5%
Days on Market Until Sale	13	24	+ 87.1%	20	24	+ 15.7%
Inventory of Homes for Sale	124	97	- 21.8%	--	--	--
Months Supply of Inventory	1.6	1.6	+ 1.9%	--	--	--

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

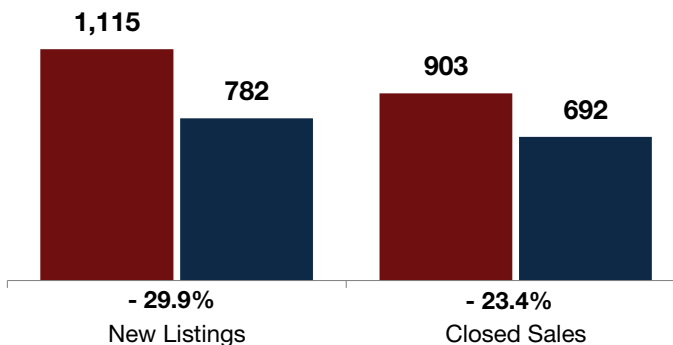
November

■ 2021 ■ 2022

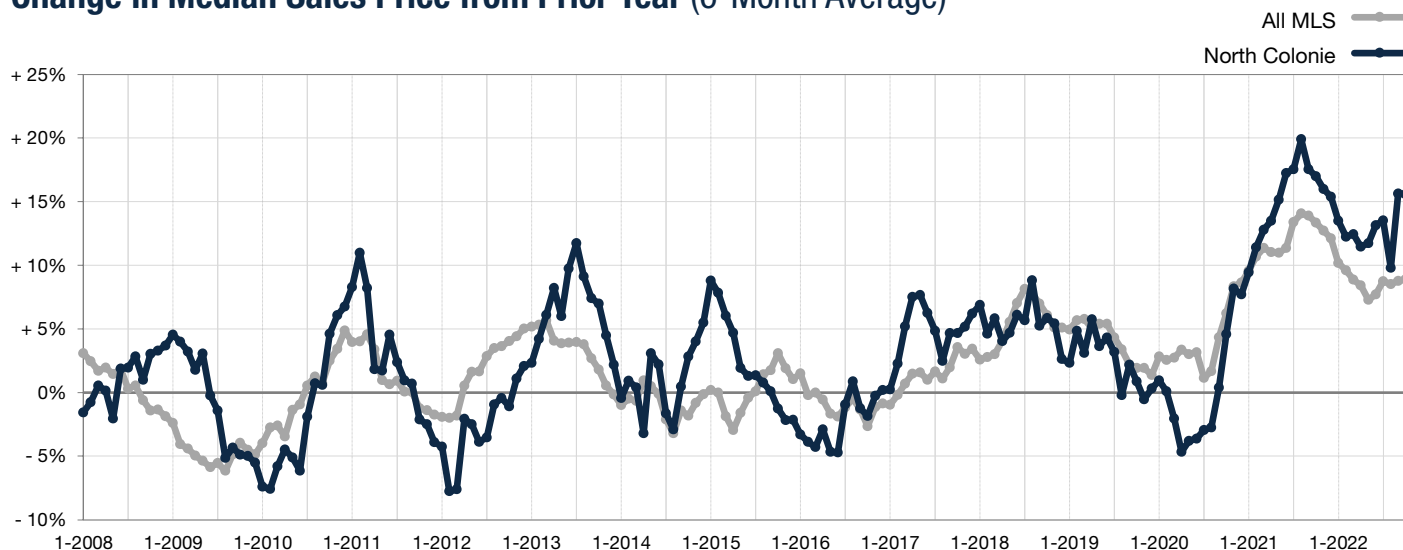


Year to Date

■ 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.