

# Local Market Update – December 2022

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



## North Colonie

**- 41.7%**

**- 53.1%**

**- 0.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

### Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	48	28	- 41.7%	1,164	809	- 30.5%
Closed Sales	98	46	- 53.1%	1,001	743	- 25.8%
Median Sales Price*	\$322,250	\$321,350	- 0.3%	\$305,000	\$338,000	+ 10.8%
Percent of Original List Price Received*	99.6%	100.0%	+ 0.4%	101.8%	102.4%	+ 0.6%
Days on Market Until Sale	28	16	- 43.5%	21	23	+ 8.7%
Inventory of Homes for Sale	93	85	- 8.6%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 24.3%	--	--	--

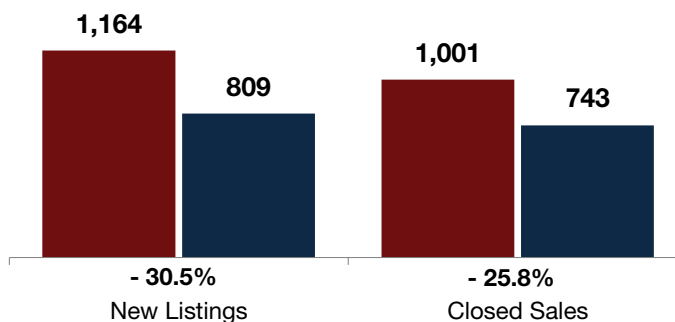
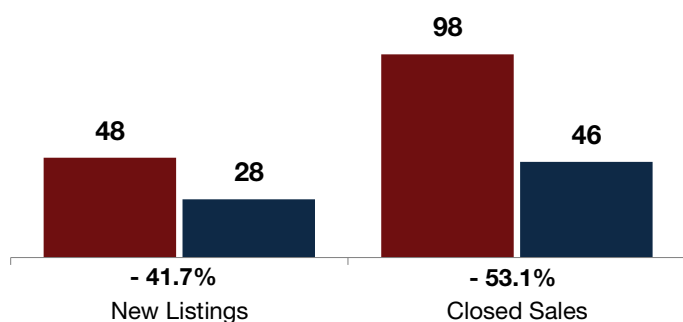
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

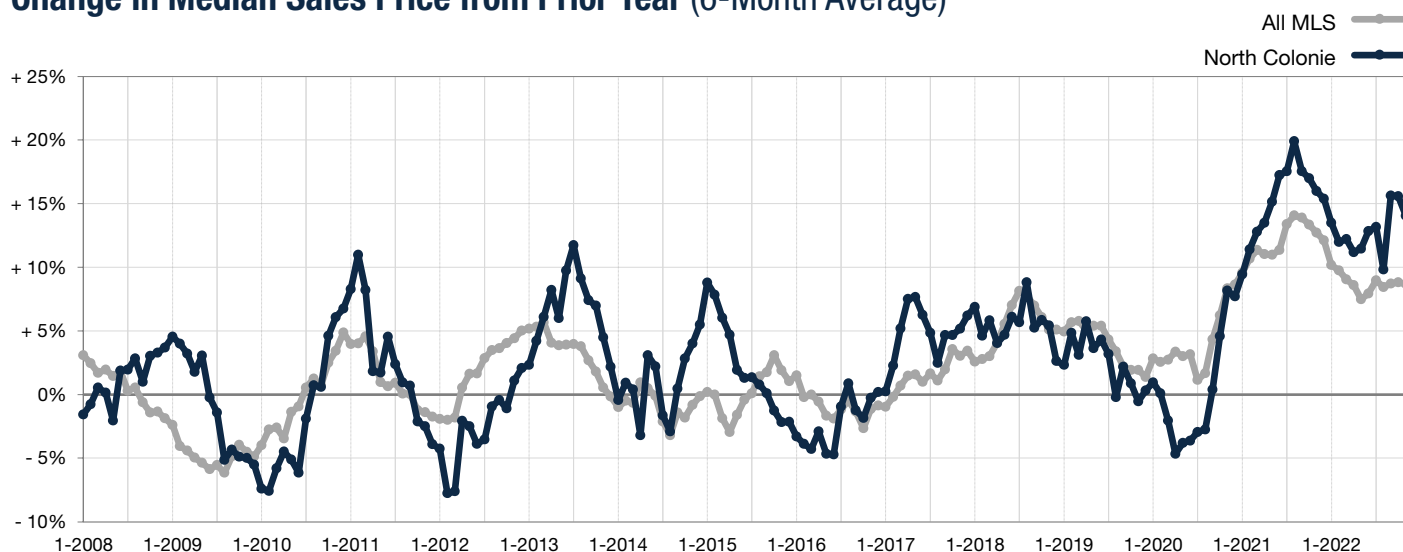
■ 2021 ■ 2022

### 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.