

Local Market Update – January 2023

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



- 39.4%

- 36.5%

+ 3.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

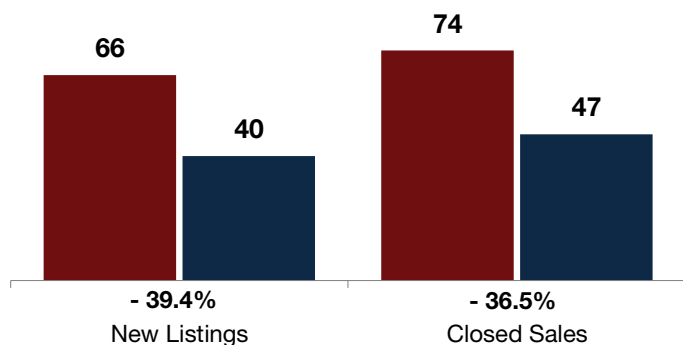
North Colonie

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	66	40	- 39.4%	66	40	- 39.4%
Closed Sales	74	47	- 36.5%	74	47	- 36.5%
Median Sales Price*	\$330,000	\$340,000	+ 3.0%	\$330,000	\$340,000	+ 3.0%
Percent of Original List Price Received*	101.0%	101.8%	+ 0.8%	101.0%	101.8%	+ 0.8%
Days on Market Until Sale	31	28	- 9.5%	31	28	- 9.5%
Inventory of Homes for Sale	79	77	- 2.5%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

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

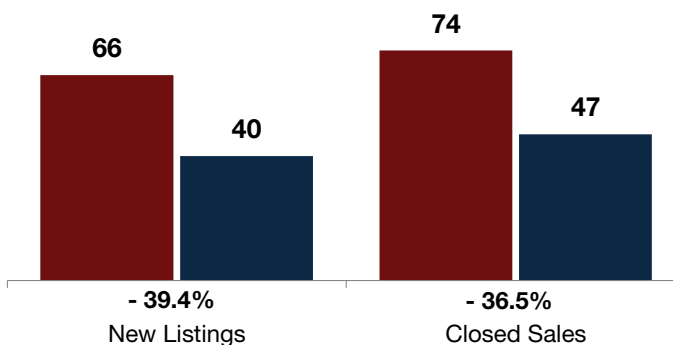
January

■ 2022 ■ 2023

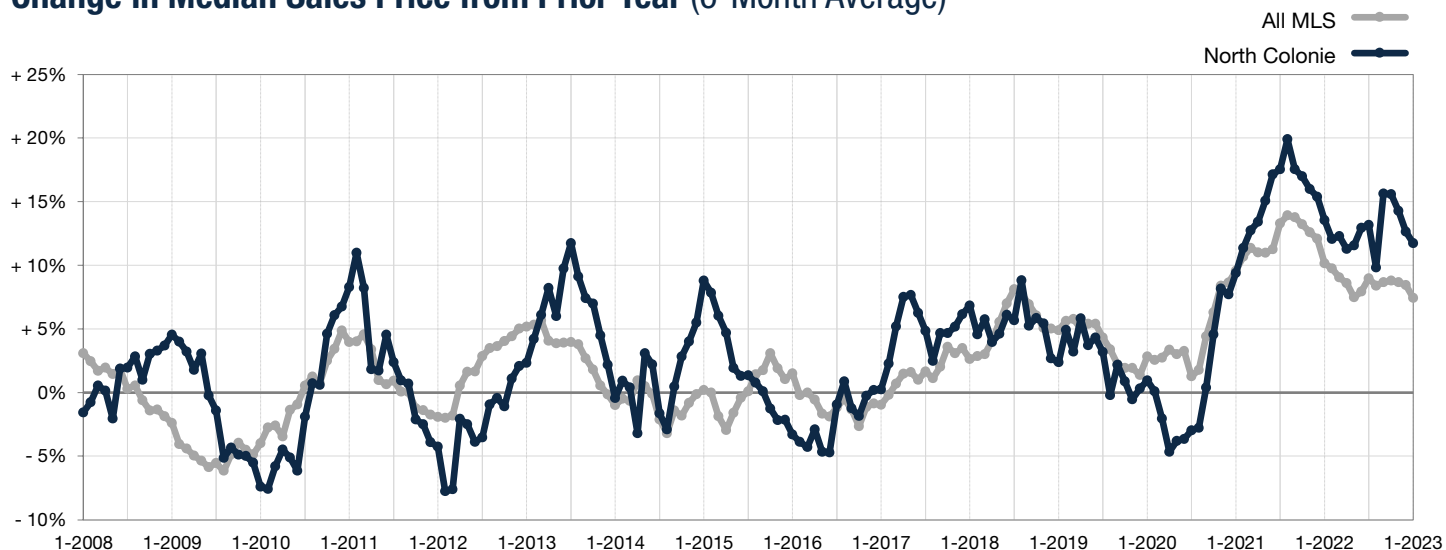


Year to Date

■ 2022 ■ 2023



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.