

Local Market Update – February 2023

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



+ 28.9%

- 25.5%

+ 20.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

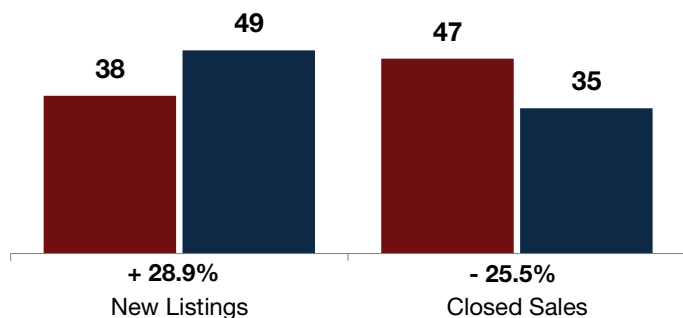
North Colonie

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	38	49	+ 28.9%	104	89	- 14.4%
Closed Sales	47	35	- 25.5%	121	83	- 31.4%
Median Sales Price*	\$290,000	\$350,189	+ 20.8%	\$310,000	\$350,000	+ 12.9%
Percent of Original List Price Received*	101.2%	103.3%	+ 2.1%	101.1%	102.4%	+ 1.3%
Days on Market Until Sale	30	37	+ 23.1%	30	31	+ 1.8%
Inventory of Homes for Sale	65	69	+ 6.2%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 47.9%	--	--	--

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

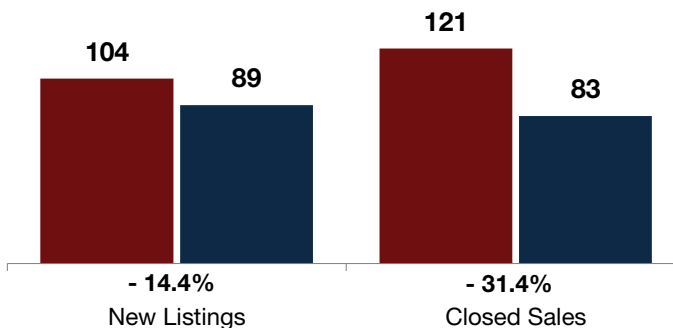
February

■ 2022 ■ 2023

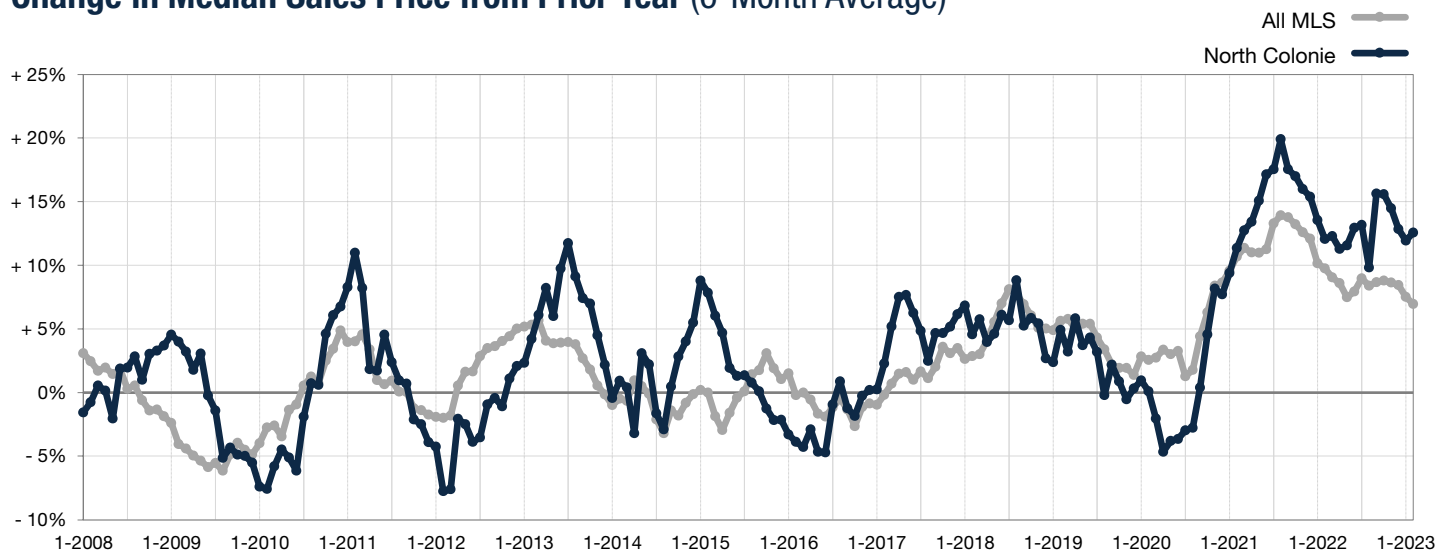


Year to Date

■ 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.