

# Local Market Update – March 2023

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



**+ 38.8%**

**- 12.7%**

**+ 4.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

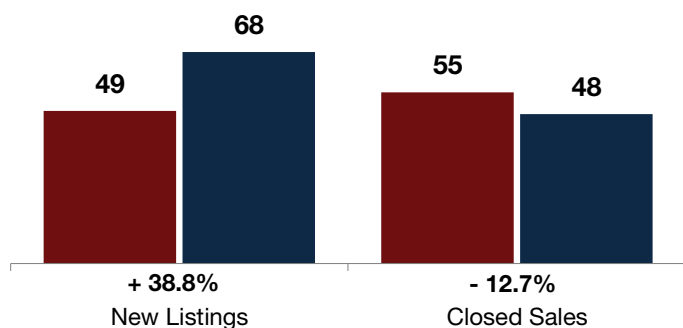
## North Colonie

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	49	68	+ 38.8%	153	159	+ 3.9%
Closed Sales	55	48	- 12.7%	176	135	- 23.3%
Median Sales Price*	\$290,000	\$302,500	+ 4.3%	\$301,750	\$331,000	+ 9.7%
Percent of Original List Price Received*	98.6%	103.1%	+ 4.6%	100.3%	102.6%	+ 2.3%
Days on Market Until Sale	37	18	- 50.3%	33	26	- 19.0%
Inventory of Homes for Sale	66	74	+ 12.1%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 47.0%	--	--	--

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

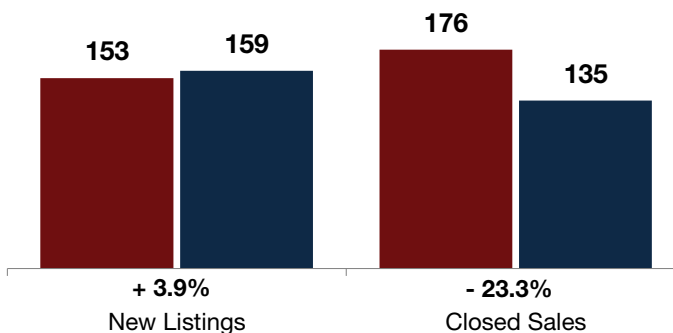
### March

■ 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.