

Local Market Update – April 2023

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



North Colonie

0.0%

- 20.8%

- 9.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	61	61	0.0%	214	221	+ 3.3%
Closed Sales	53	42	- 20.8%	229	179	- 21.8%
Median Sales Price*	\$360,000	\$325,500	- 9.6%	\$315,000	\$325,379	+ 3.3%
Percent of Original List Price Received*	105.9%	103.0%	- 2.8%	101.6%	102.5%	+ 0.9%
Days on Market Until Sale	27	20	- 27.8%	31	25	- 20.2%
Inventory of Homes for Sale	72	76	+ 5.6%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.5%	--	--	--

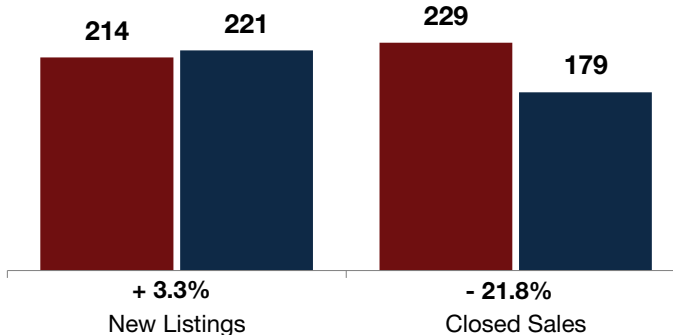
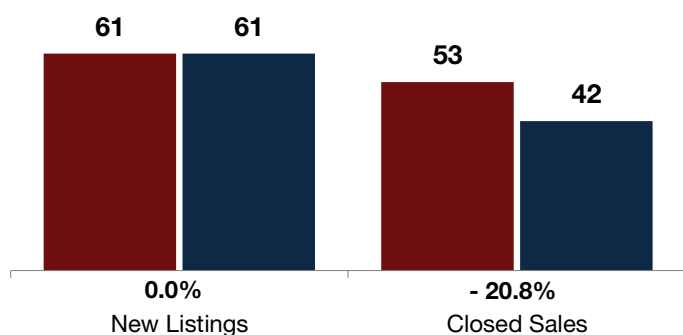
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.