

Local Market Update – May 2023

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



- 2.2%

+ 38.1%

- 6.2%

Change in
New Listings

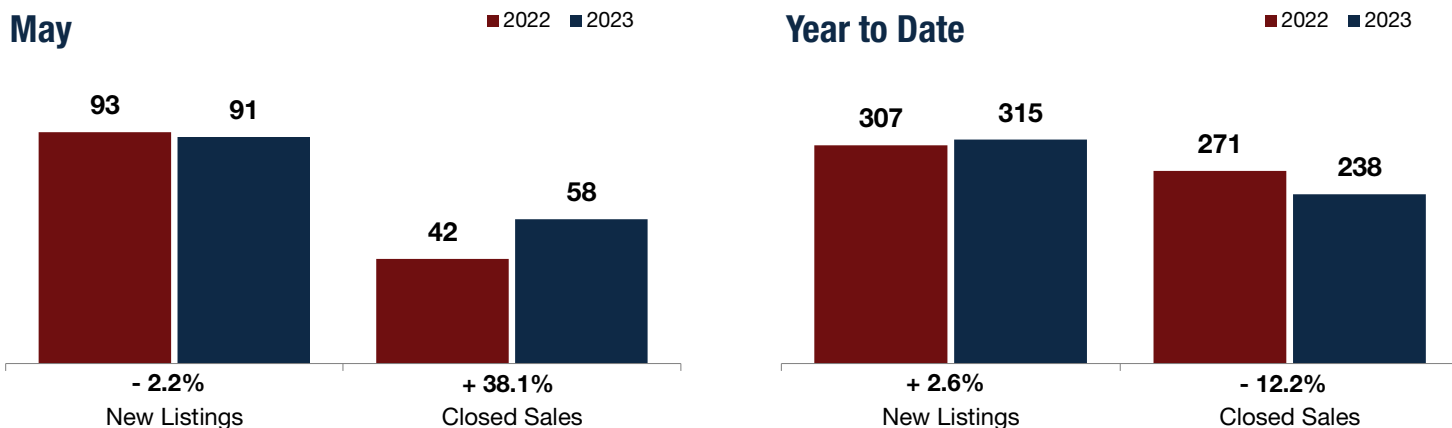
Change in
Closed Sales

Change in
Median Sales Price

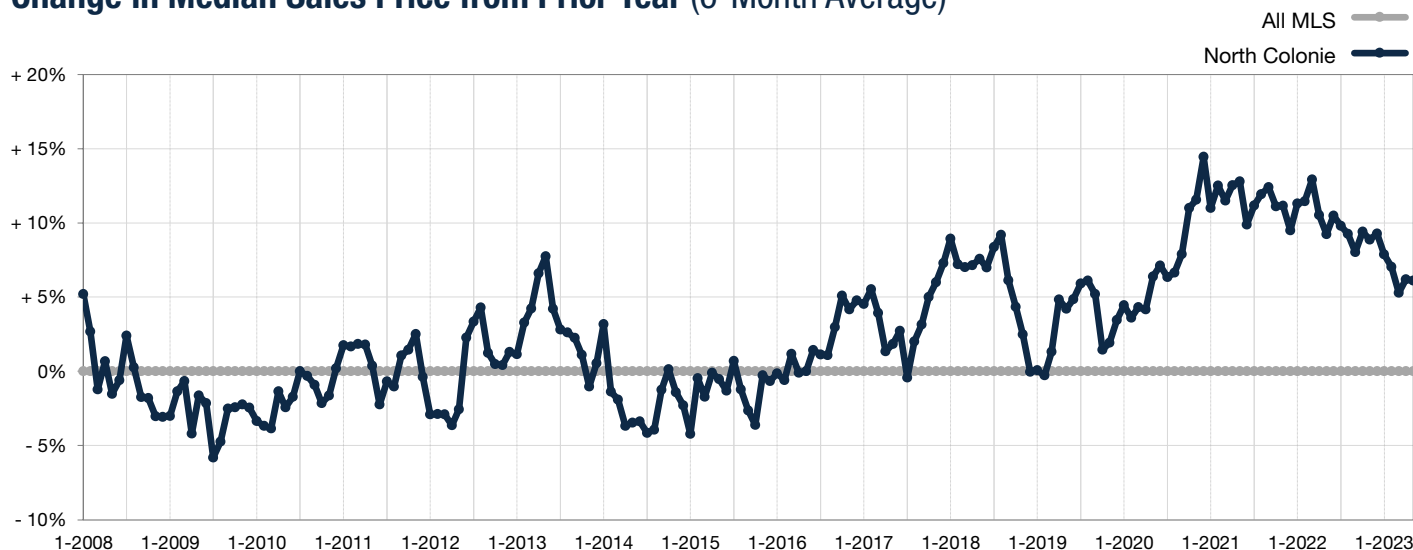
North Colonie

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	93	91	- 2.2%	307	315	+ 2.6%
Closed Sales	42	58	+ 38.1%	271	238	- 12.2%
Median Sales Price*	\$378,550	\$355,000	- 6.2%	\$320,000	\$340,000	+ 6.3%
Percent of Original List Price Received*	109.3%	103.6%	- 5.3%	102.7%	102.8%	+ 0.0%
Days on Market Until Sale	20	13	- 34.9%	30	22	- 25.6%
Inventory of Homes for Sale	76	87	+ 14.5%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 39.8%	--	--	--

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



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.