

Local Market Update – June 2023

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



North Colonie

- 13.1%

+ 4.9%

- 1.4%

Change in
New Listings

Change in
Closed Sales

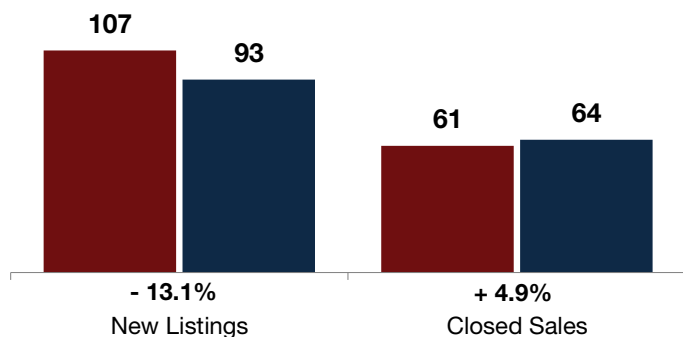
Change in
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	107	93	- 13.1%	414	409	- 1.2%
Closed Sales	61	64	+ 4.9%	332	304	- 8.4%
Median Sales Price*	\$350,000	\$345,000	- 1.4%	\$321,500	\$340,000	+ 5.8%
Percent of Original List Price Received*	104.4%	103.0%	- 1.4%	103.1%	102.8%	- 0.2%
Days on Market Until Sale	15	14	- 8.4%	27	20	- 25.0%
Inventory of Homes for Sale	87	91	+ 4.6%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 28.3%	--	--	--

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

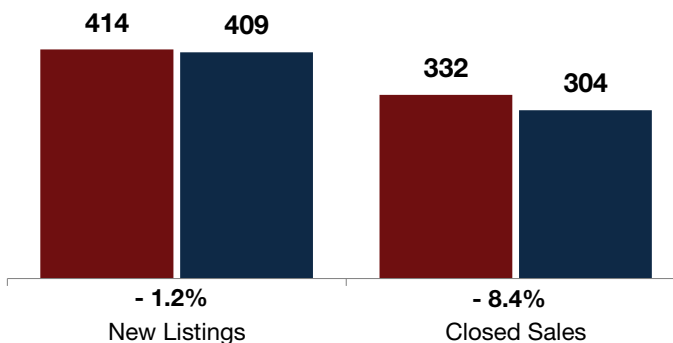
June

■ 2022 ■ 2023

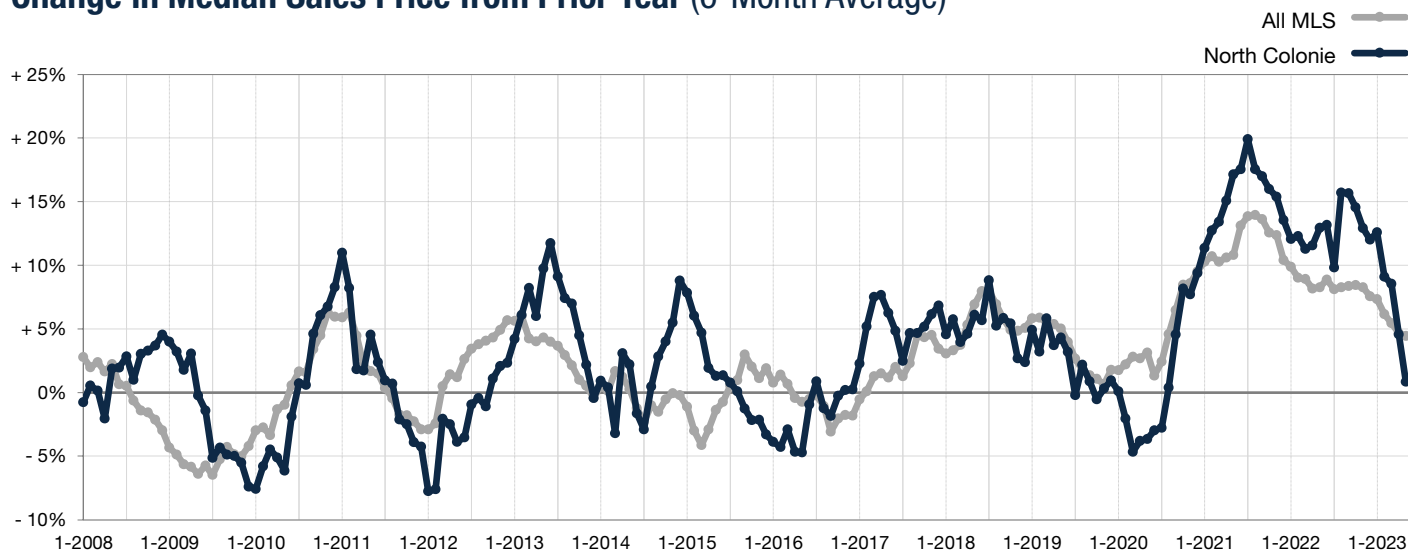


Year to Date

■ 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.