

Local Market Update – July 2023

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



North Colonie

- 15.2%

Change in
New Listings

- 31.9%

Change in
Closed Sales

+ 13.1%

Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	99	84	- 15.2%	513	494	- 3.7%
Closed Sales	72	49	- 31.9%	404	355	- 12.1%
Median Sales Price*	\$327,150	\$370,000	+ 13.1%	\$325,000	\$340,000	+ 4.6%
Percent of Original List Price Received*	104.0%	102.9%	- 1.0%	103.2%	102.7%	- 0.5%
Days on Market Until Sale	11	16	+ 49.3%	24	20	- 16.6%
Inventory of Homes for Sale	117	102	- 12.8%	--	--	--
Months Supply of Inventory	1.8	1.8	+ 2.8%	--	--	--

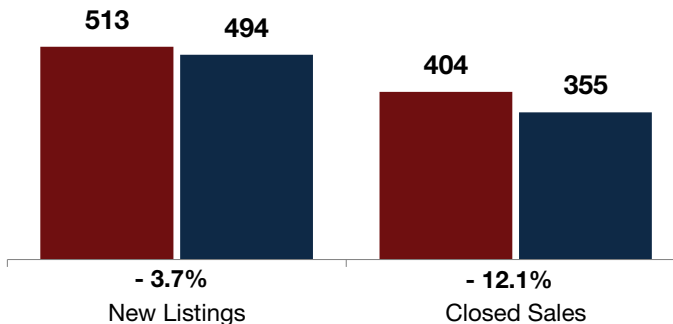
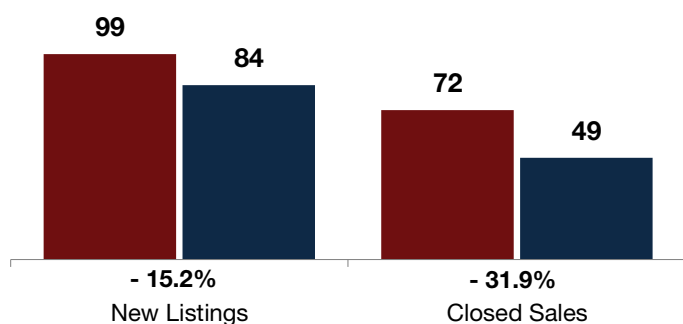
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

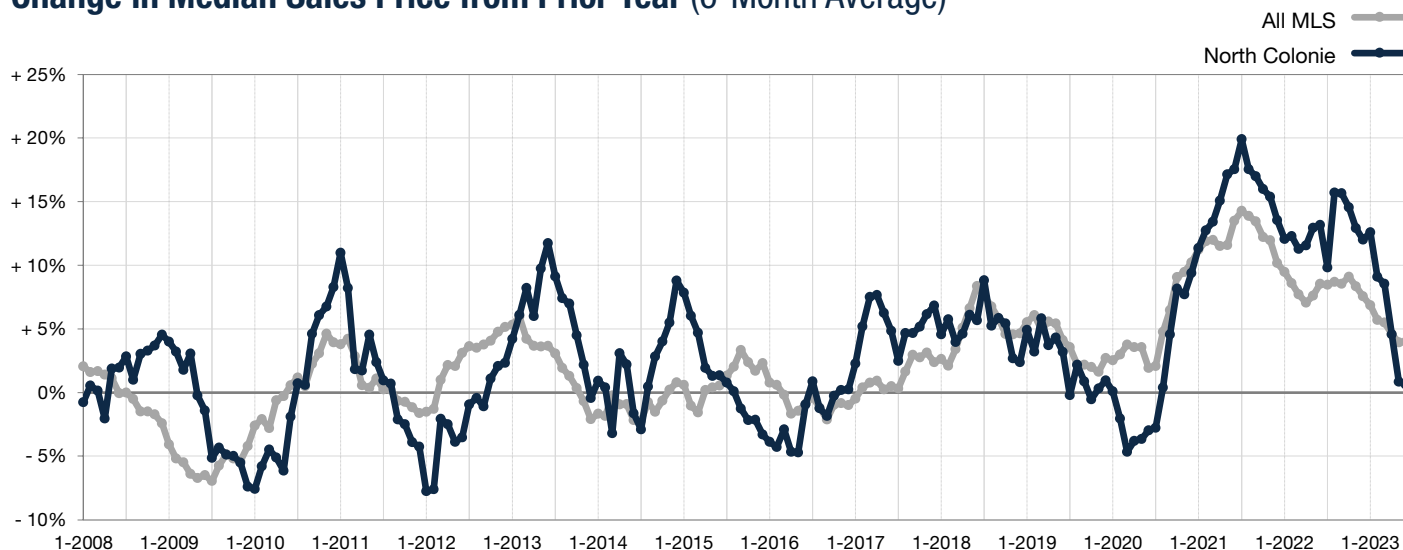
■ 2022 ■ 2023

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.