

# Local Market Update – August 2023

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



**+ 25.3%**

**- 7.6%**

**- 7.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

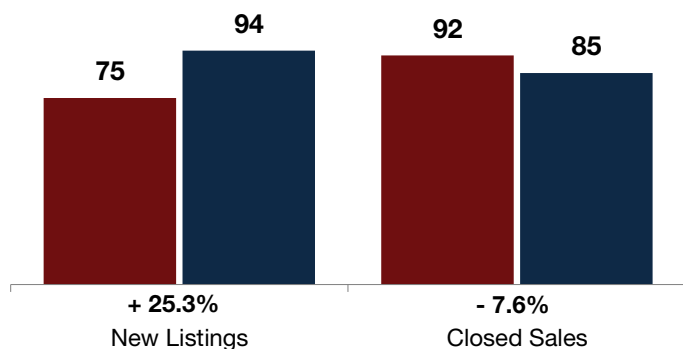
## North Colonie

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	75	94	+ 25.3%	588	592	+ 0.7%
Closed Sales	92	85	- 7.6%	496	444	- 10.5%
Median Sales Price*	\$395,500	<b>\$365,000</b>	- 7.7%	\$337,750	<b>\$347,000</b>	+ 2.7%
Percent of Original List Price Received*	104.7%	<b>105.0%</b>	+ 0.3%	103.5%	<b>103.2%</b>	- 0.3%
Days on Market Until Sale	20	<b>13</b>	- 37.6%	23	<b>19</b>	- 20.7%
Inventory of Homes for Sale	104	<b>107</b>	+ 2.9%	--	--	--
Months Supply of Inventory	1.6	<b>1.9</b>	+ 20.8%	--	--	--

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

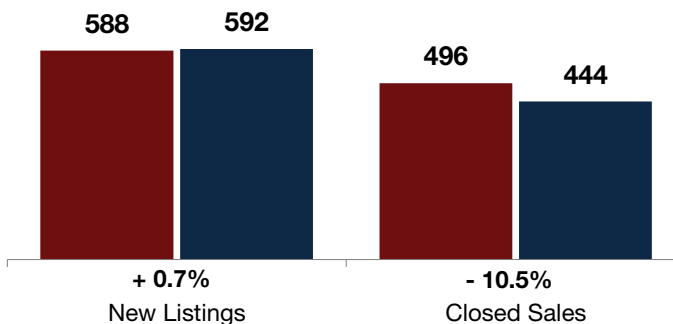
### August

■ 2022 ■ 2023

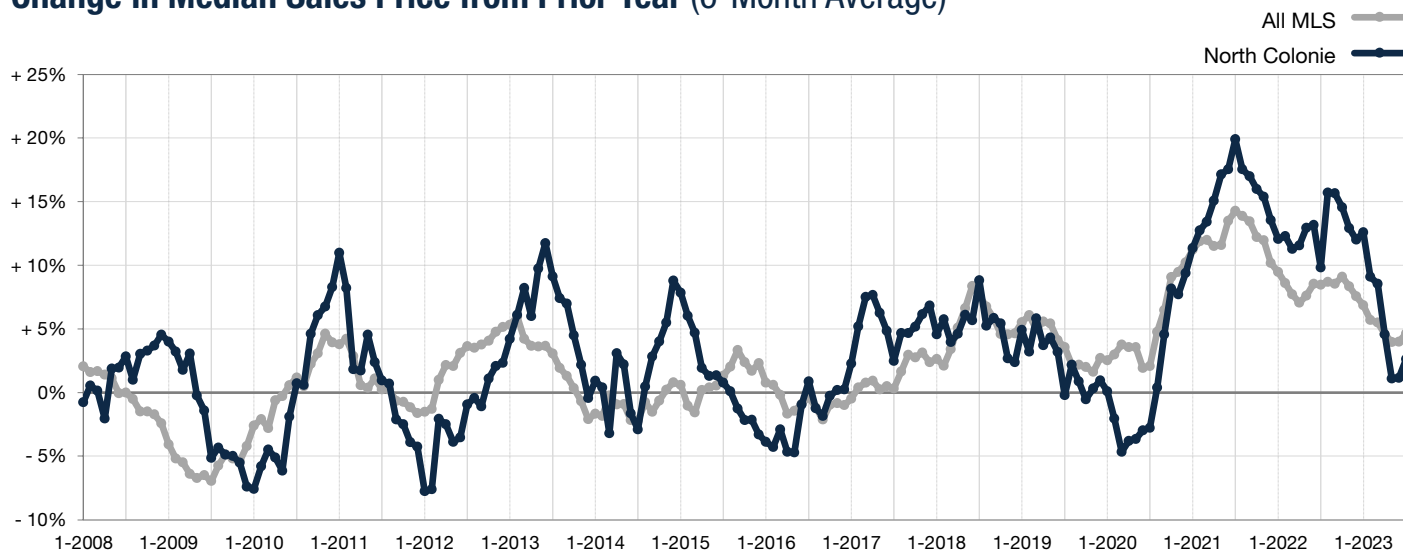


### Year to Date

■ 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.