

# Local Market Update – September 2023

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



**+ 25.7%**

**+ 1.4%**

**+ 1.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## North Colonie

### September

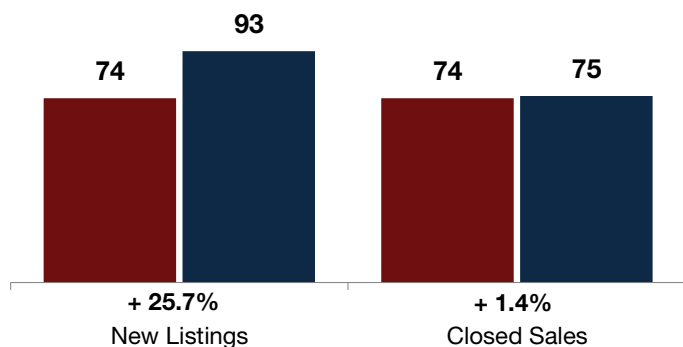
### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	74	93	+ 25.7%	662	689	+ 4.1%
Closed Sales	74	75	+ 1.4%	570	522	- 8.4%
Median Sales Price*	\$355,000	<b>\$361,000</b>	+ 1.7%	\$344,450	<b>\$350,000</b>	+ 1.6%
Percent of Original List Price Received*	101.5%	<b>104.1%</b>	+ 2.6%	103.2%	<b>103.2%</b>	+ 0.0%
Days on Market Until Sale	18	<b>12</b>	- 30.0%	23	<b>18</b>	- 21.2%
Inventory of Homes for Sale	106	<b>113</b>	+ 6.6%	--	--	--
Months Supply of Inventory	1.6	<b>1.9</b>	+ 19.5%	--	--	--

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

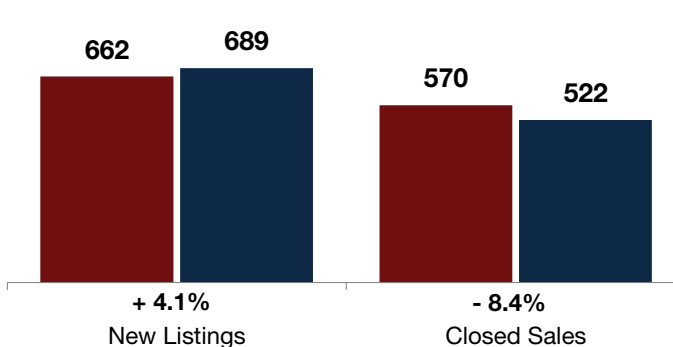
### September

■ 2022 ■ 2023

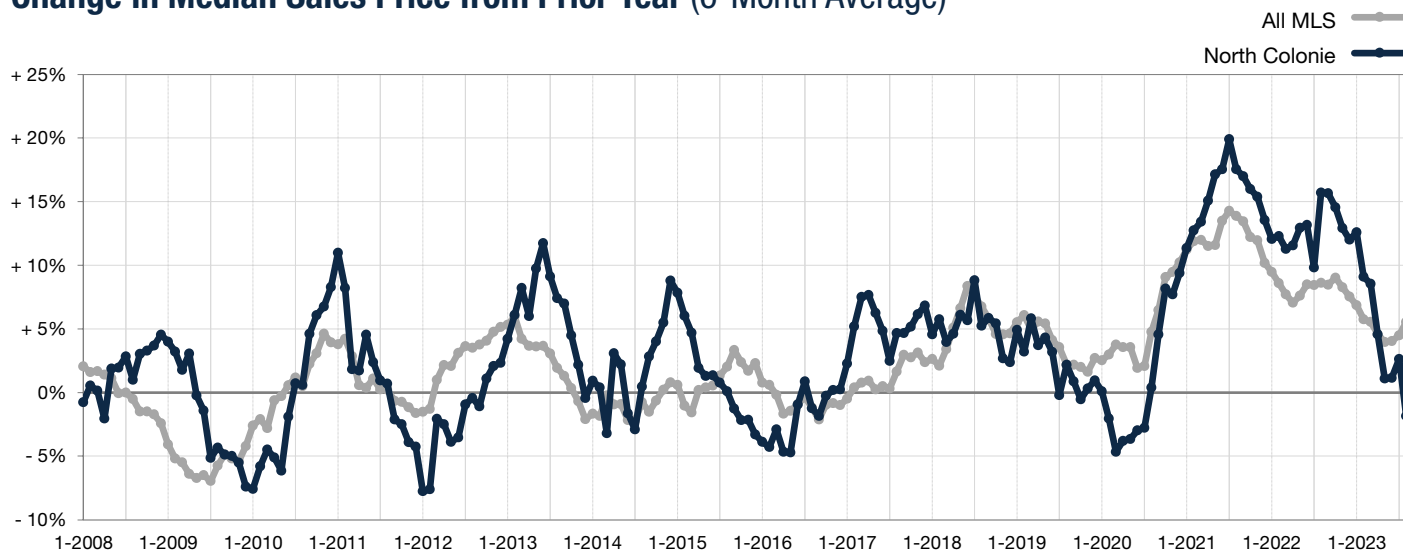


### Year to Date

■ 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.