

# Local Market Update – October 2023

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



**- 31.2%**

**+ 29.3%**

**+ 1.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## North Colonie

### October

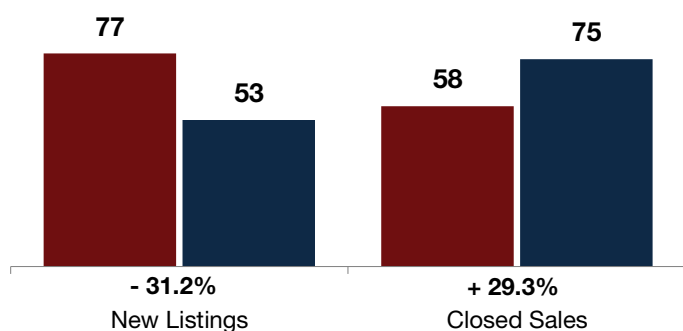
### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	77	53	- 31.2%	740	748	+ 1.1%
Closed Sales	58	75	+ 29.3%	628	599	- 4.6%
Median Sales Price*	\$385,000	<b>\$391,000</b>	+ 1.6%	\$347,343	<b>\$350,189</b>	+ 0.8%
Percent of Original List Price Received*	101.0%	<b>103.7%</b>	+ 2.6%	103.0%	<b>103.3%</b>	+ 0.3%
Days on Market Until Sale	35	<b>22</b>	- 37.2%	24	<b>18</b>	- 22.9%
Inventory of Homes for Sale	117	<b>87</b>	- 25.6%	--	--	--
Months Supply of Inventory	1.8	<b>1.5</b>	- 20.1%	--	--	--

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

### October

■ 2022 ■ 2023

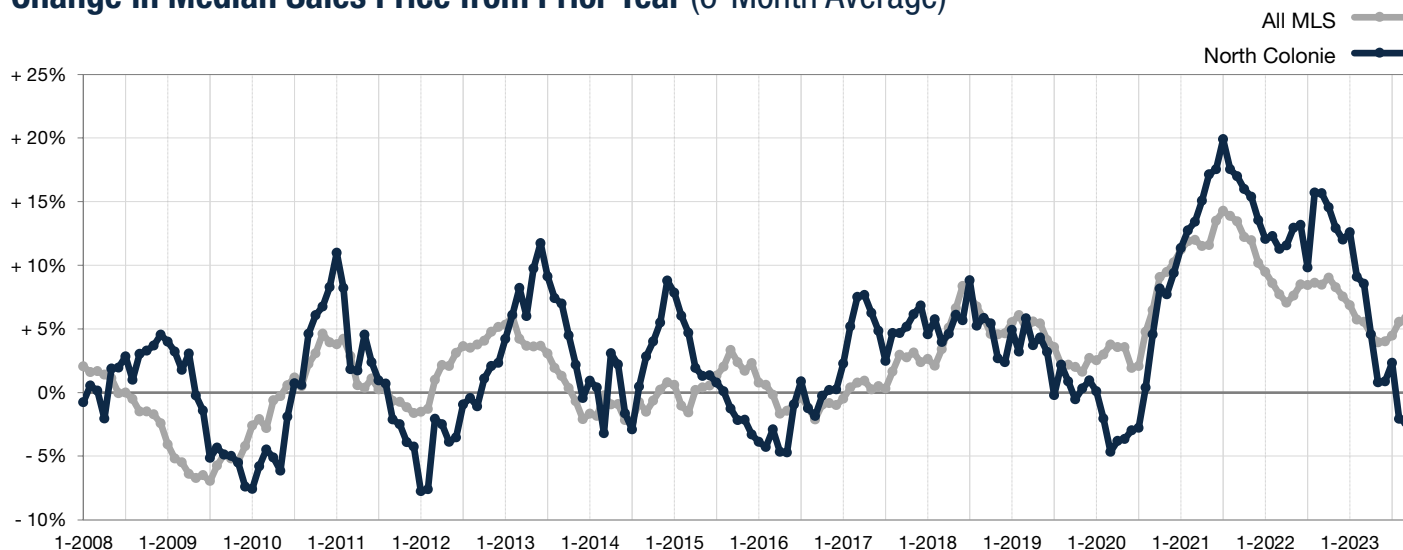


### Year to Date

■ 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.