

Local Market Update – November 2023

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



+ 61.7%

Change in
New Listings

- 8.2%

Change in
Closed Sales

+ 23.0%

Change in
Median Sales Price

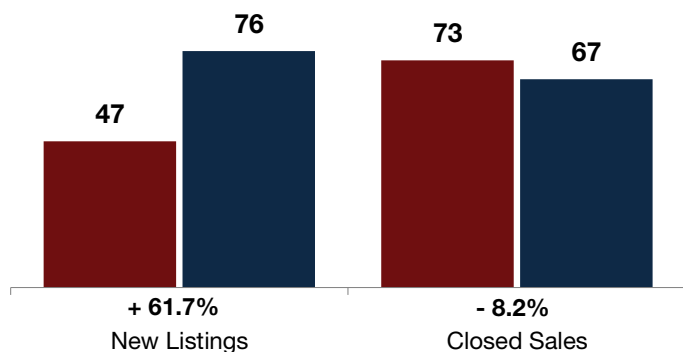
North Colonie

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	47	76	+ 61.7%	787	826	+ 5.0%
Closed Sales	73	67	- 8.2%	701	671	- 4.3%
Median Sales Price*	\$317,000	\$390,000	+ 23.0%	\$341,000	\$355,000	+ 4.1%
Percent of Original List Price Received*	99.2%	102.8%	+ 3.6%	102.6%	103.3%	+ 0.7%
Days on Market Until Sale	23	21	- 11.4%	24	18	- 22.3%
Inventory of Homes for Sale	107	94	- 12.1%	--	--	--
Months Supply of Inventory	1.8	1.6	- 12.4%	--	--	--

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

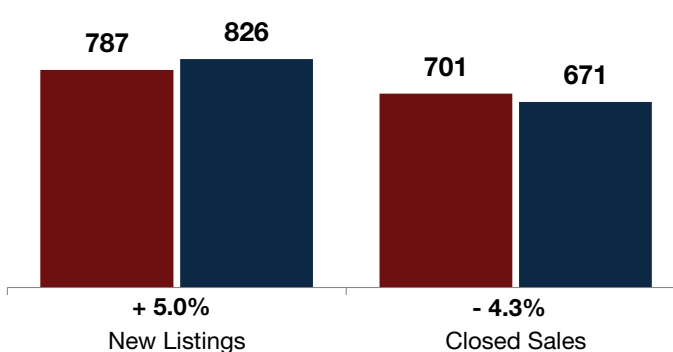
November

■ 2022 ■ 2023

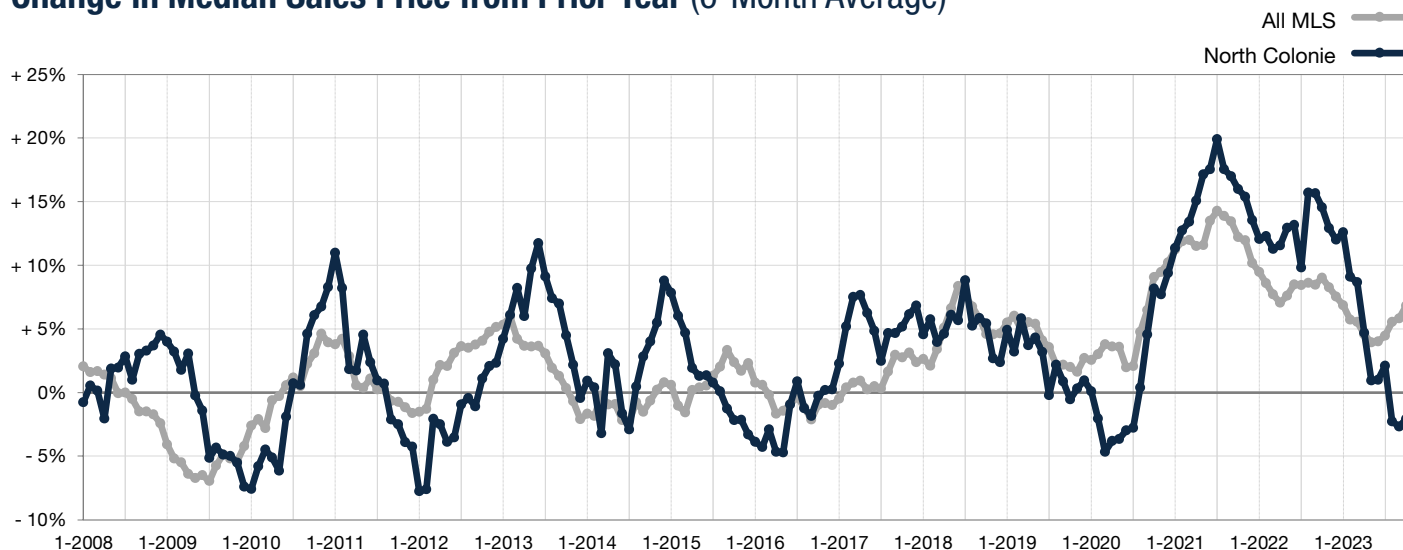


Year to Date

■ 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.