

Local Market Update – December 2023

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



+ 50.0%

+ 22.4%

+ 20.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

North Colonie

December

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	28	42	+ 50.0%	816	869	+ 6.5%
Closed Sales	49	60	+ 22.4%	750	733	- 2.3%
Median Sales Price*	\$320,000	\$385,500	+ 20.5%	\$339,950	\$360,000	+ 5.9%
Percent of Original List Price Received*	99.9%	99.4%	- 0.5%	102.5%	103.0%	+ 0.5%
Days on Market Until Sale	15	19	+ 21.5%	23	18	- 20.3%
Inventory of Homes for Sale	92	71	- 22.8%	--	--	--
Months Supply of Inventory	1.6	1.2	- 26.2%	--	--	--

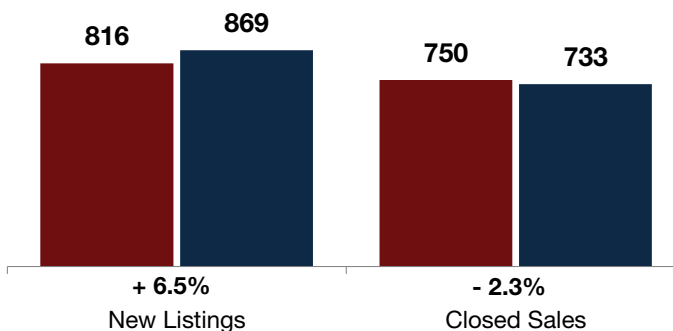
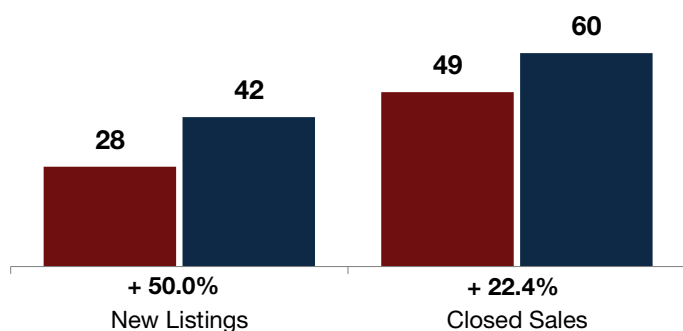
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

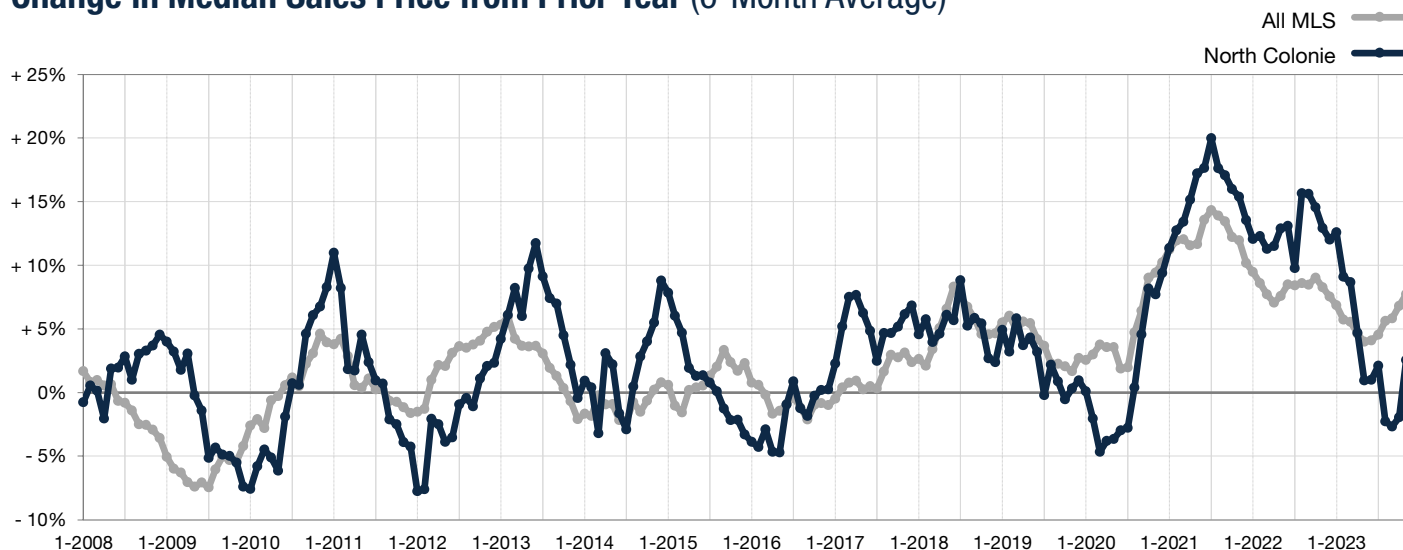
■ 2022 ■ 2023

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.