

# Local Market Update – April 2019

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



## North Colonie

**- 21.8%**

**+ 46.7%**

**- 7.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

|  | April     |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2018      | 2019      | + / -   | 2018         | 2019      | + / -   |
| New Listings                             | 78        | 61        | - 21.8% | 233          | 238       | + 2.1%  |
| Closed Sales                             | 30        | 44        | + 46.7% | 119          | 148       | + 24.4% |
| Median Sales Price*                      | \$313,750 | \$290,569 | - 7.4%  | \$270,000    | \$290,569 | + 7.6%  |
| Percent of Original List Price Received* | 97.4%     | 97.5%     | + 0.1%  | 97.0%        | 99.1%     | + 2.1%  |
| Days on Market Until Sale                | 49        | 52        | + 6.8%  | 47           | 64        | + 36.3% |
| Inventory of Homes for Sale              | 176       | 159       | - 9.7%  | --           | --        | --      |
| Months Supply of Inventory               | 4.0       | 3.7       | - 6.3%  | --           | --        | --      |

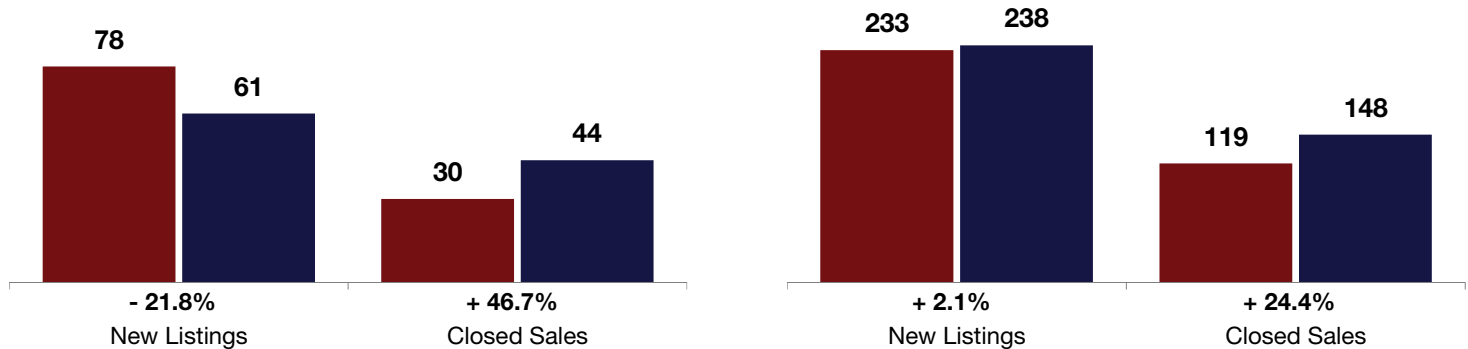
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

■ 2018 ■ 2019

### Year to Date

■ 2018 ■ 2019



### 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.