

# Local Market Update – November 2018

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



## South Colonie

**- 2.0%**

Change in  
New Listings

**+ 5.7%**

Change in  
Closed Sales

**- 2.8%**

Change in  
Median Sales Price

	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	49	48	- 2.0%	493	508	+ 3.0%
Closed Sales	35	37	+ 5.7%	396	399	+ 0.8%
Median Sales Price*	\$217,000	<b>\$211,000</b>	- 2.8%	\$215,000	<b>\$222,100</b>	+ 3.3%
Percent of Original List Price Received*	95.4%	<b>96.2%</b>	+ 0.8%	97.5%	<b>97.9%</b>	+ 0.5%
Days on Market Until Sale	35	<b>32</b>	- 8.9%	41	<b>36</b>	- 13.1%
Inventory of Homes for Sale	78	<b>93</b>	+ 19.2%	--	--	--
Months Supply of Inventory	2.1	<b>2.6</b>	+ 21.4%	--	--	--

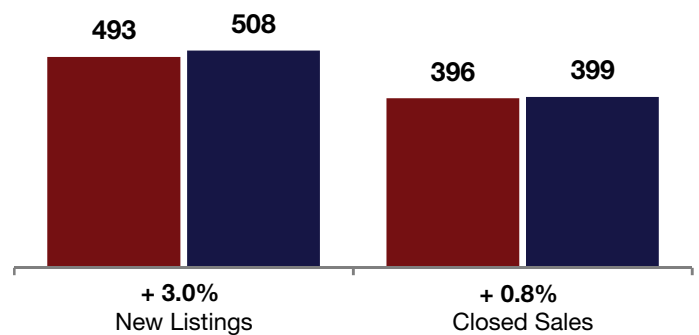
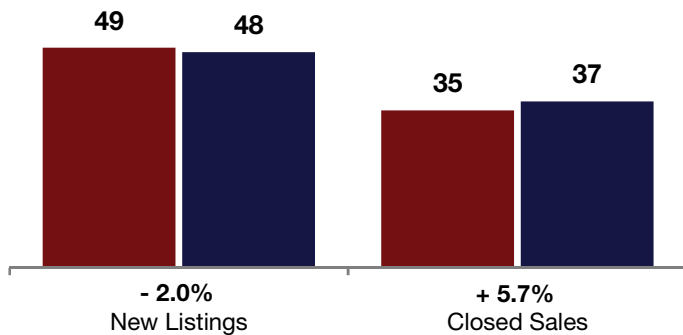
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

■ 2017 ■ 2018

### Year to Date

■ 2017 ■ 2018



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

\*\* 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. | Current as of December 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.