

Local Market Update – January 2020

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



North Colonie

+ 18.5%

Change in
New Listings

+ 28.6%

Change in
Closed Sales

- 4.5%

Change in
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	65	77	+ 18.5%	65	77	+ 18.5%
Closed Sales	35	45	+ 28.6%	35	45	+ 28.6%
Median Sales Price*	\$301,052	\$287,500	- 4.5%	\$301,052	\$287,500	- 4.5%
Percent of Original List Price Received*	99.3%	96.0%	- 3.3%	99.3%	96.0%	- 3.3%
Days on Market Until Sale	66	55	- 16.2%	66	55	- 16.2%
Inventory of Homes for Sale	167	131	- 21.6%	--	--	--
Months Supply of Inventory	3.8	2.5	- 34.6%	--	--	--

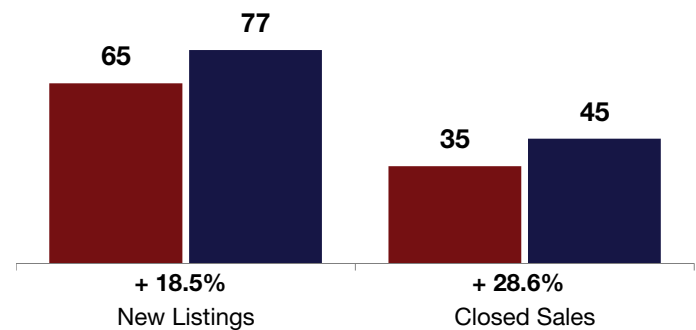
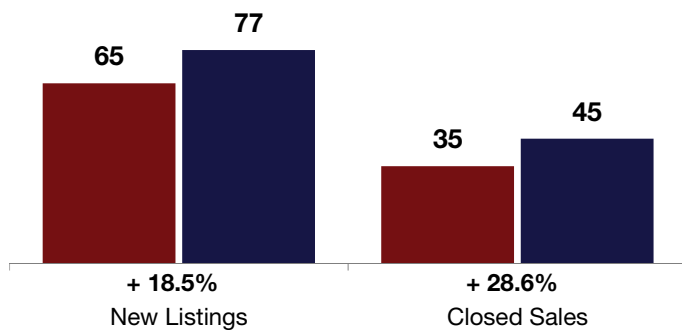
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

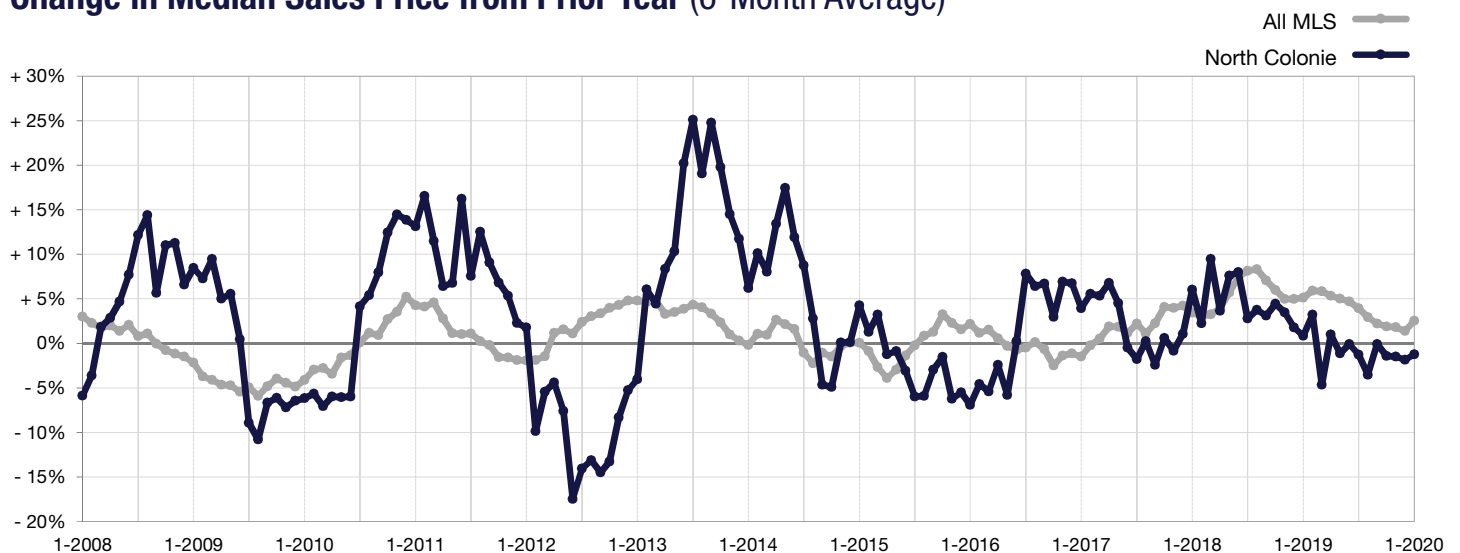
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.