

Local Market Update – May 2020

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



North Colonie

- 24.8%

Change in
New Listings

- 58.5%

Change in
Closed Sales

- 3.0%

Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	101	76	- 24.8%	344	281	- 18.3%
Closed Sales	53	22	- 58.5%	207	152	- 26.6%
Median Sales Price*	\$278,225	\$270,000	- 3.0%	\$287,250	\$270,000	- 6.0%
Percent of Original List Price Received*	98.7%	98.8%	+ 0.1%	98.8%	97.3%	- 1.5%
Days on Market Until Sale	35	42	+ 21.6%	56	55	- 2.0%
Inventory of Homes for Sale	187	145	- 22.5%	--	--	--
Months Supply of Inventory	4.4	3.1	- 29.1%	--	--	--

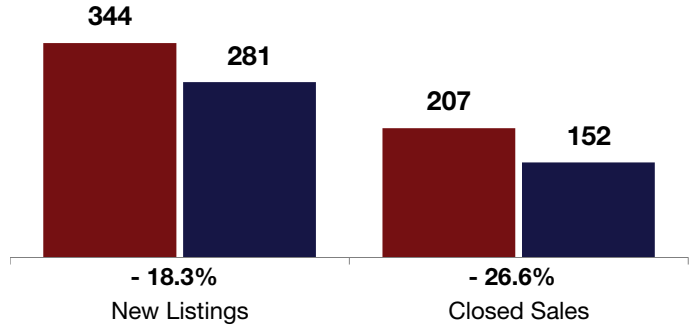
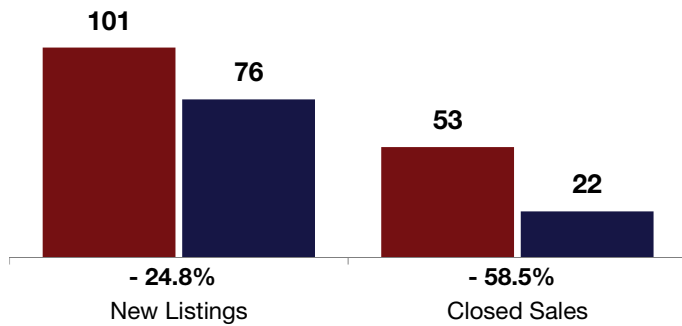
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

■ 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.