

Local Market Update – August 2020

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



North Colonie

+ 7.6%

Change in
New Listings

+ 42.6%

Change in
Closed Sales

+ 8.3%

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	79	85	+ 7.6%	608	570	- 6.3%
Closed Sales	61	87	+ 42.6%	381	317	- 16.8%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$287,750	\$289,900	+ 0.7%
Percent of Original List Price Received*	97.3%	99.8%	+ 2.6%	98.5%	98.4%	- 0.1%
Days on Market Until Sale	35	22	- 35.3%	50	43	- 13.2%
Inventory of Homes for Sale	201	137	- 31.8%	--	--	--
Months Supply of Inventory	4.3	2.7	- 37.4%	--	--	--

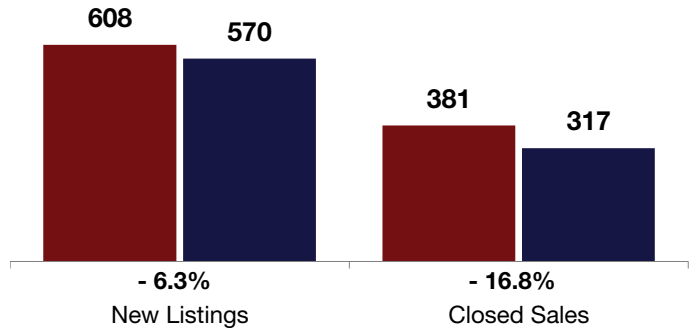
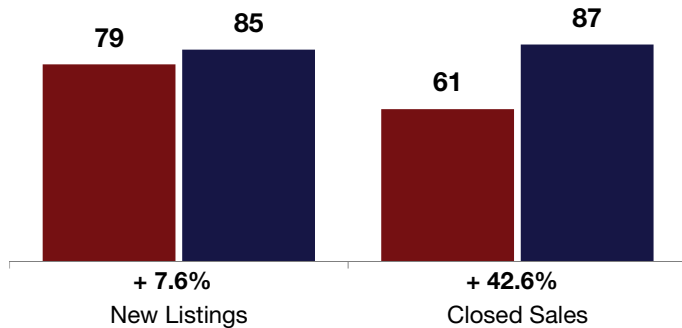
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

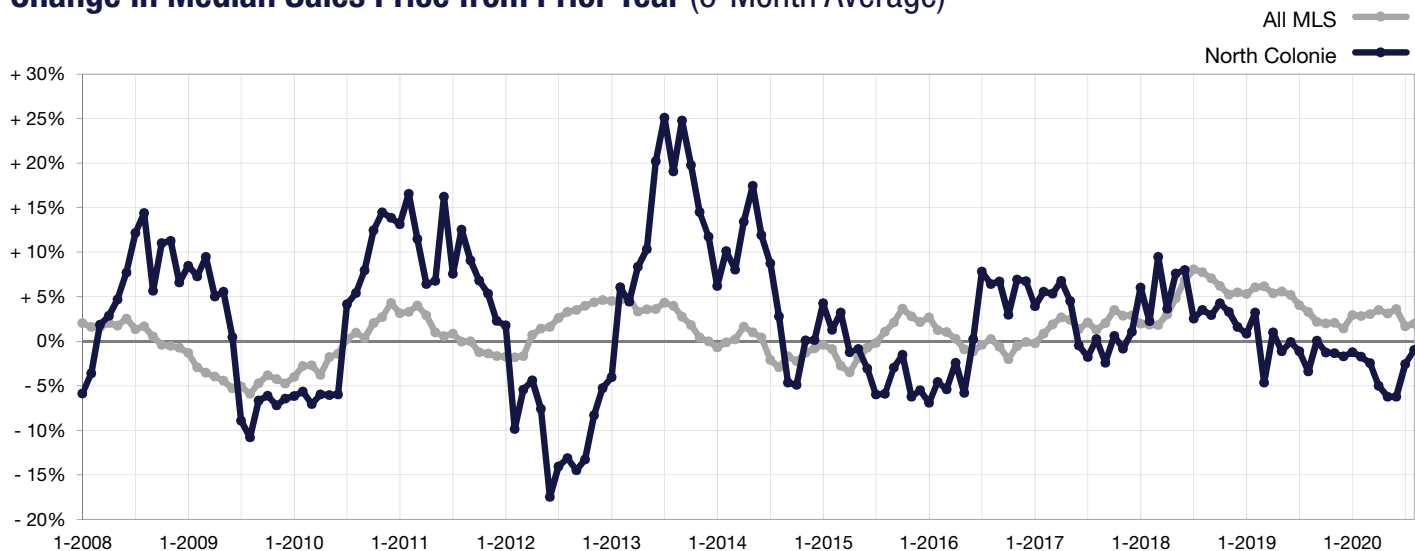
■ 2019 ■ 2020

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.