

Local Market Update – September 2020

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



North Colonie

+ 24.0%

Change in
New Listings

+ 46.2%

Change in
Closed Sales

+ 5.7%

Change in
Median Sales Price

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	75	93	+ 24.0%	684	663	- 3.1%
Closed Sales	39	57	+ 46.2%	420	378	- 10.0%
Median Sales Price*	\$298,000	\$315,000	+ 5.7%	\$288,900	\$295,000	+ 2.1%
Percent of Original List Price Received*	97.1%	100.0%	+ 3.0%	98.4%	98.6%	+ 0.2%
Days on Market Until Sale	44	17	- 62.1%	49	39	- 20.7%
Inventory of Homes for Sale	206	156	- 24.3%	--	--	--
Months Supply of Inventory	4.4	3.0	- 30.1%	--	--	--

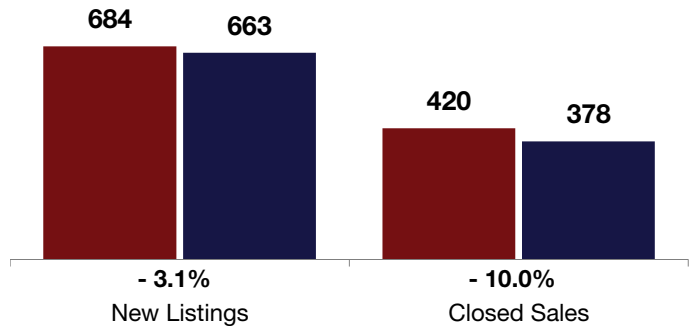
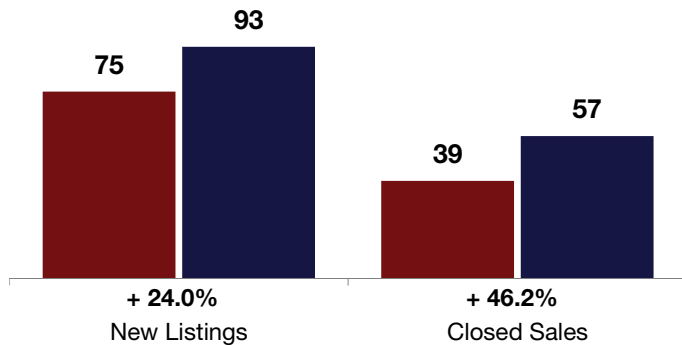
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

■ 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.