

Local Market Update – October 2020

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



North Colonie

- 18.8%

+ 3.2%

+ 11.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	80	65	- 18.8%	764	731	- 4.3%
Closed Sales	62	64	+ 3.2%	482	448	- 7.1%
Median Sales Price*	\$271,000	\$301,688	+ 11.3%	\$287,500	\$295,000	+ 2.6%
Percent of Original List Price Received*	96.1%	98.0%	+ 2.0%	98.1%	98.5%	+ 0.4%
Days on Market Until Sale	50	37	- 24.9%	49	39	- 21.2%
Inventory of Homes for Sale	214	140	- 34.6%	--	--	--
Months Supply of Inventory	4.5	2.6	- 41.2%	--	--	--

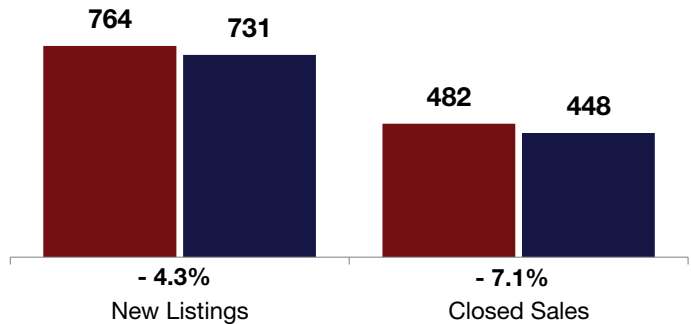
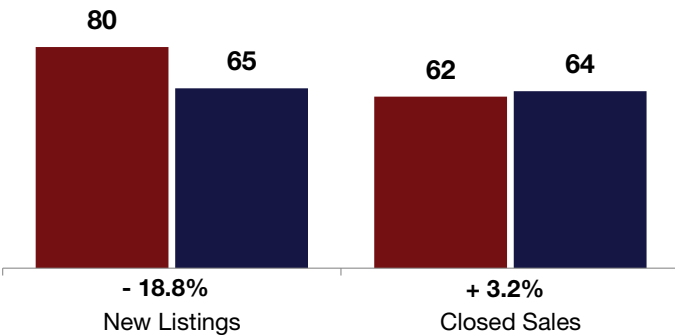
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

■ 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.