

Local Market Update – November 2020

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



North Colonie

+ 38.5%

Change in
New Listings

+ 13.6%

Change in
Closed Sales

+ 16.0%

Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	39	54	+ 38.5%	803	785	- 2.2%
Closed Sales	44	50	+ 13.6%	526	498	- 5.3%
Median Sales Price*	\$270,250	\$313,575	+ 16.0%	\$287,000	\$295,938	+ 3.1%
Percent of Original List Price Received*	95.3%	100.4%	+ 5.3%	97.8%	98.7%	+ 0.9%
Days on Market Until Sale	47	26	- 44.6%	49	38	- 23.5%
Inventory of Homes for Sale	170	123	- 27.6%	--	--	--
Months Supply of Inventory	3.4	2.3	- 32.4%	--	--	--

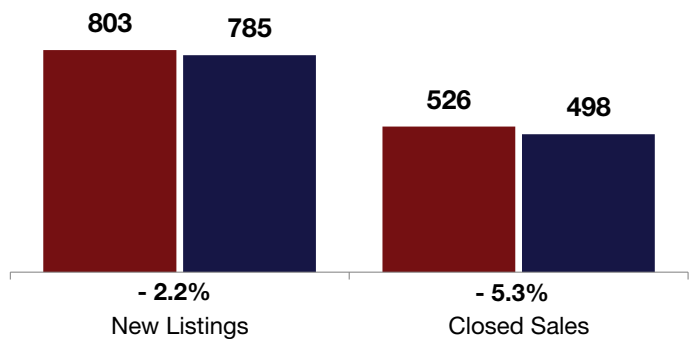
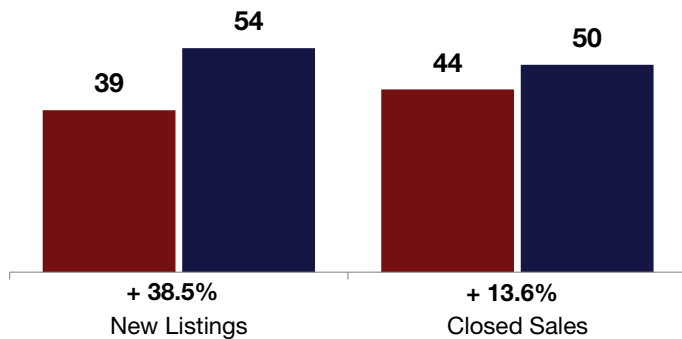
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

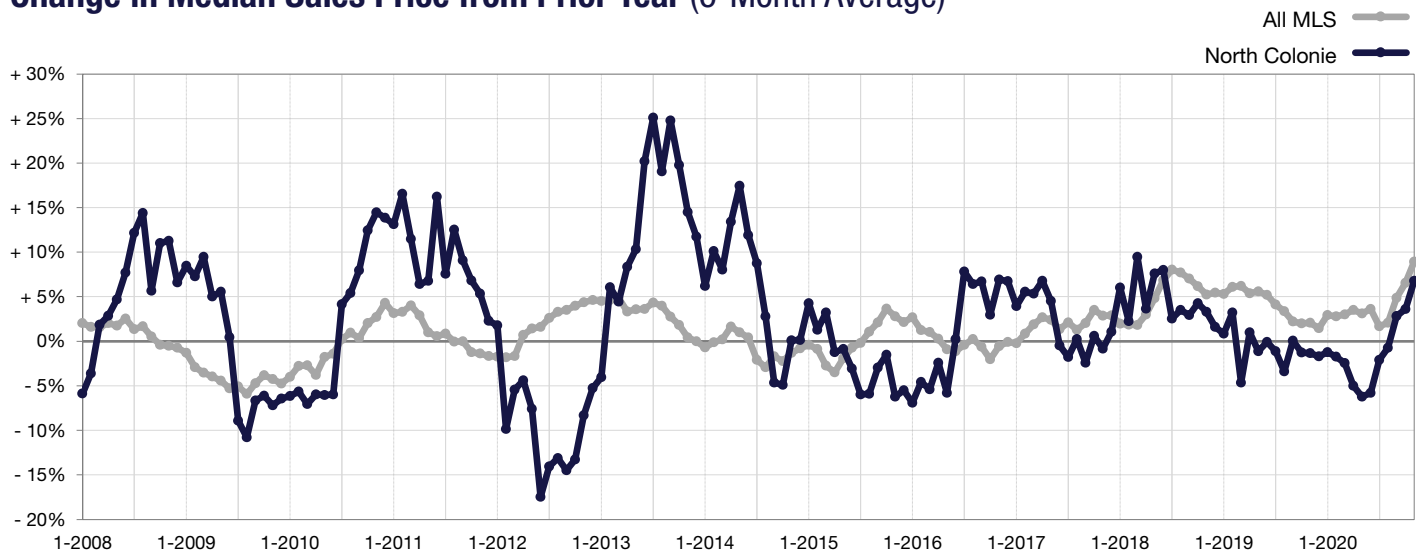
■ 2019 ■ 2020

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.