

# Local Market Update – December 2020

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



## North Colonie

**- 32.6%**

**+ 37.3%**

**+ 25.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

### Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	43	29	- 32.6%	846	814	- 3.8%
Closed Sales	51	70	+ 37.3%	577	575	- 0.3%
Median Sales Price*	\$271,580	<b>\$340,750</b>	+ 25.5%	\$285,000	<b>\$299,900</b>	+ 5.2%
Percent of Original List Price Received*	98.2%	<b>98.9%</b>	+ 0.8%	97.9%	<b>98.7%</b>	+ 0.9%
Days on Market Until Sale	40	<b>24</b>	- 39.7%	48	<b>36</b>	- 26.2%
Inventory of Homes for Sale	146	<b>101</b>	- 30.8%	--	--	--
Months Supply of Inventory	2.9	<b>1.9</b>	- 33.1%	--	--	--

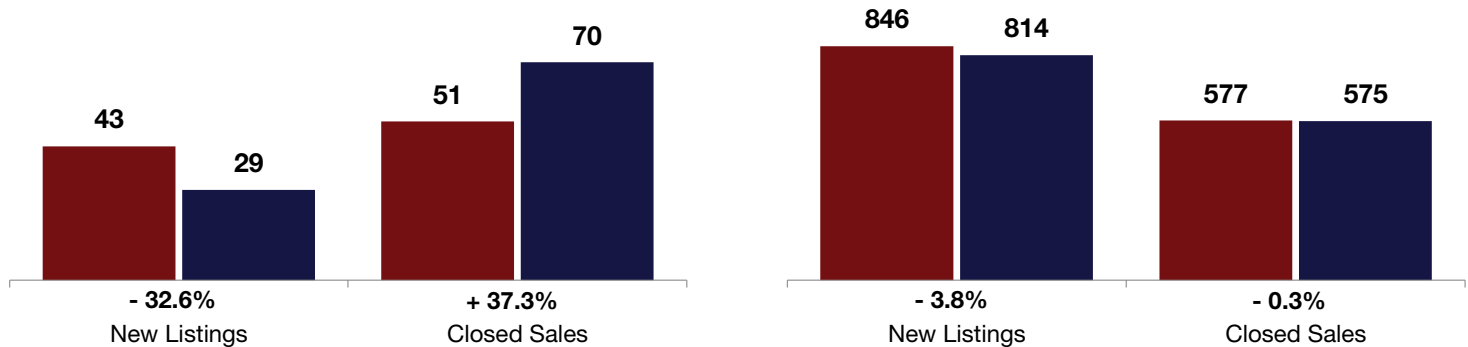
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

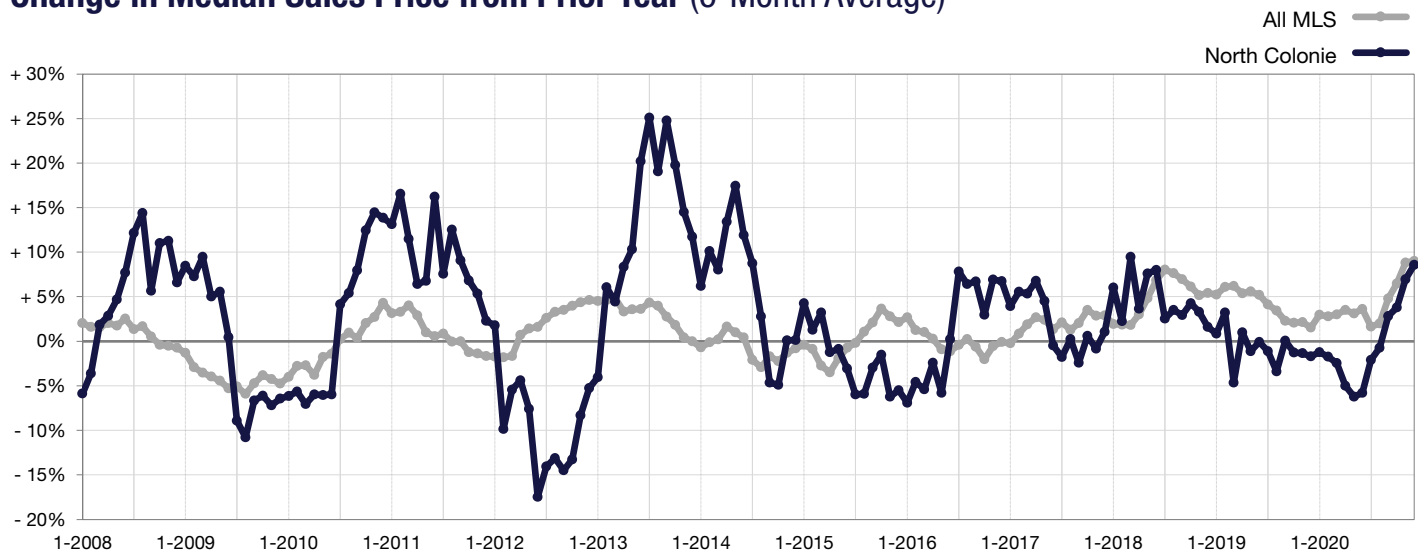
■ 2019 ■ 2020

### 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.