

Local Market Update – August 2020

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



+ 9.6%

- 20.9%

+ 13.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Rensselaer County

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	209	229	+ 9.6%	1,513	1,321	- 12.7%
Closed Sales	182	144	- 20.9%	948	885	- 6.6%
Median Sales Price*	\$194,750	\$220,500	+ 13.2%	\$192,920	\$207,000	+ 7.3%
Percent of Original List Price Received*	95.9%	98.0%	+ 2.3%	95.8%	96.0%	+ 0.3%
Days on Market Until Sale	52	44	- 14.9%	54	54	+ 1.4%
Inventory of Homes for Sale	556	353	- 36.5%	--	--	--
Months Supply of Inventory	4.5	2.8	- 38.4%	--	--	--

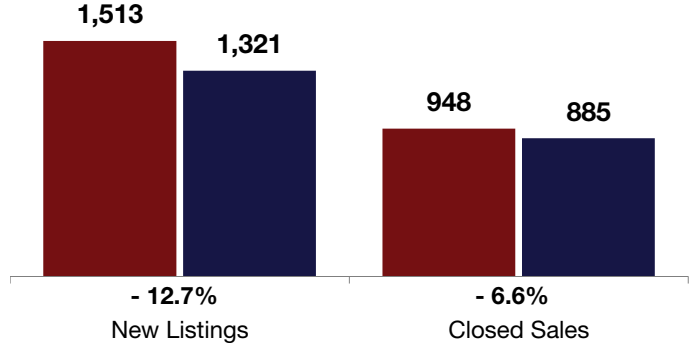
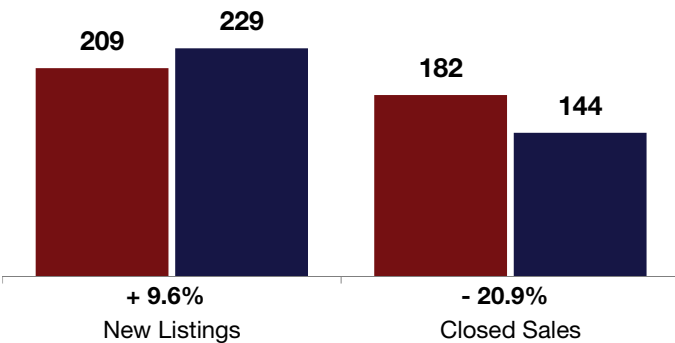
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

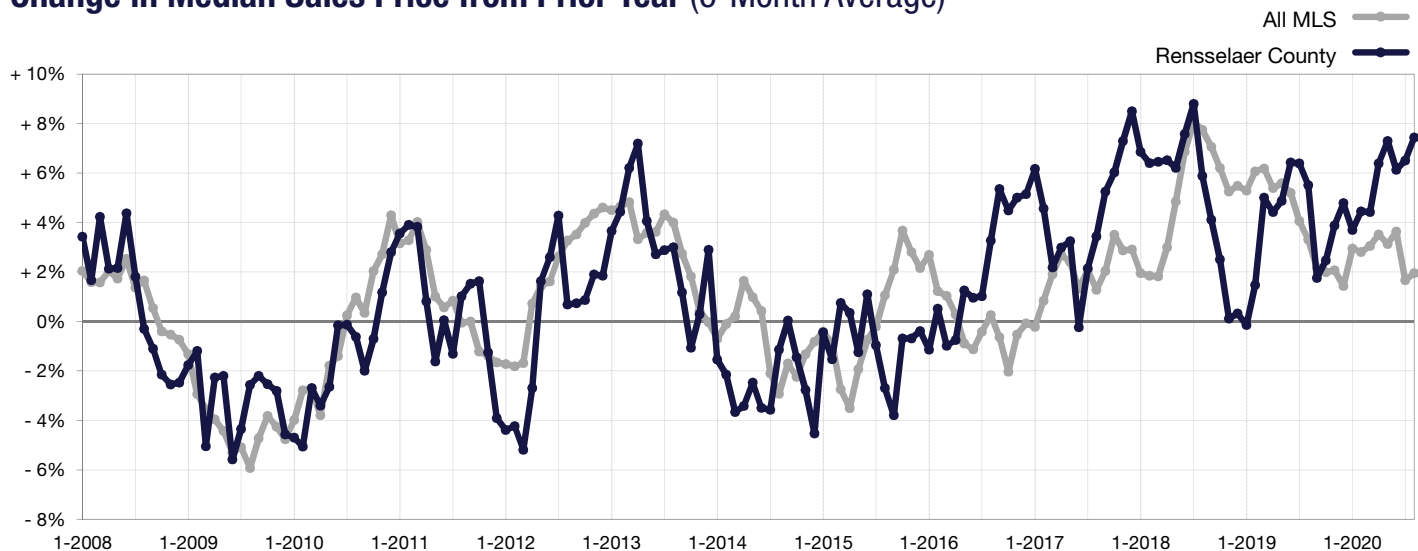
■ 2019 ■ 2020

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.