

Local Market Update – October 2020

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



- 8.6%

+ 30.0%

+ 24.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Rensselaer County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	174	159	- 8.6%	1,883	1,696	- 9.9%
Closed Sales	140	182	+ 30.0%	1,226	1,239	+ 1.1%
Median Sales Price*	\$185,750	\$231,000	+ 24.4%	\$192,900	\$215,000	+ 11.5%
Percent of Original List Price Received*	94.9%	98.5%	+ 3.8%	95.7%	96.8%	+ 1.1%
Days on Market Until Sale	45	31	- 32.1%	52	48	- 6.3%
Inventory of Homes for Sale	558	328	- 41.2%	--	--	--
Months Supply of Inventory	4.6	2.4	- 46.8%	--	--	--

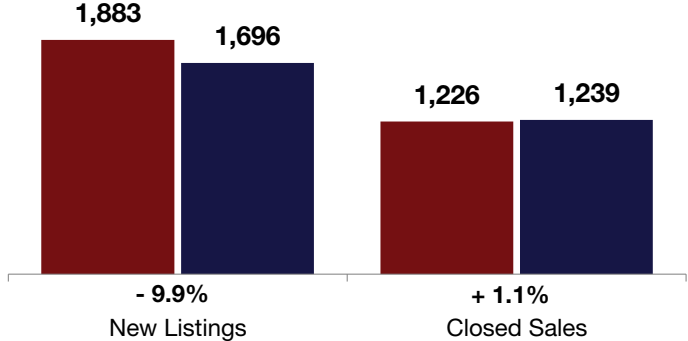
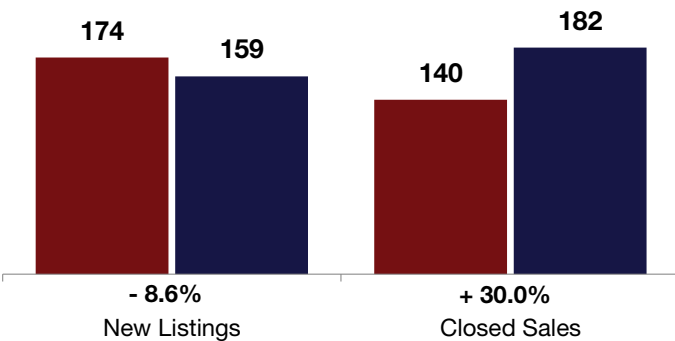
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

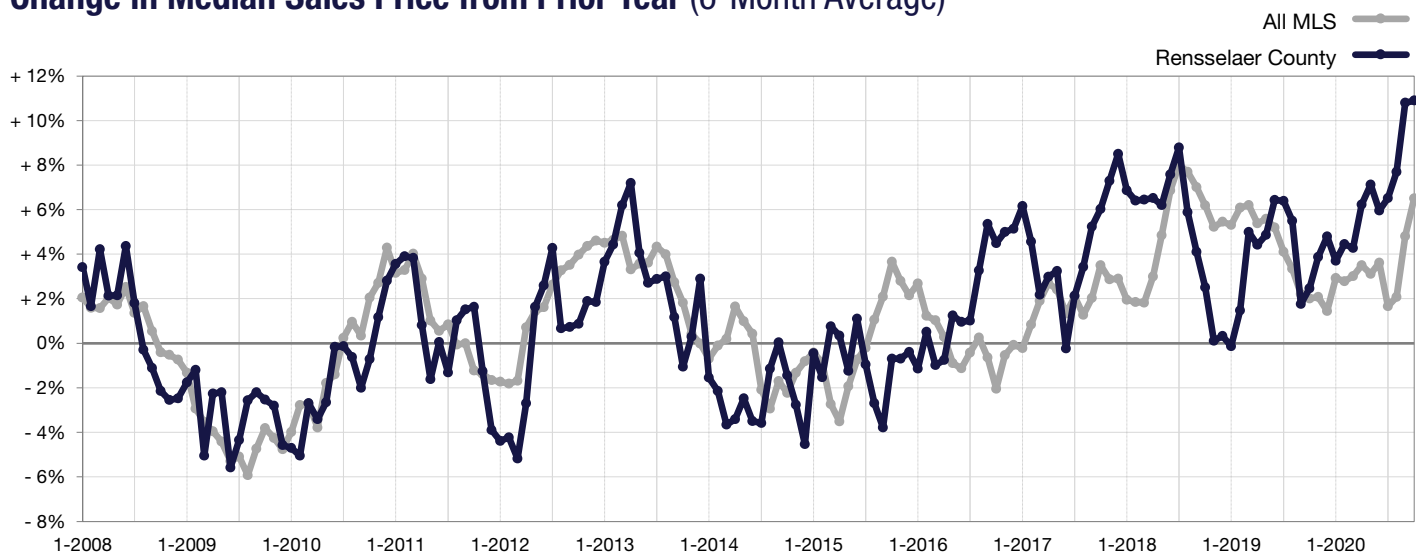
■ 2019 ■ 2020

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.