

Local Market Update – November 2020

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



Rensselaer County

0.0%

+ 38.1%

- 1.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	117	117	0.0%	2,000	1,813	- 9.4%
Closed Sales	118	163	+ 38.1%	1,344	1,409	+ 4.8%
Median Sales Price*	\$223,500	\$220,500	- 1.3%	\$195,000	\$216,000	+ 10.8%
Percent of Original List Price Received*	95.9%	97.5%	+ 1.7%	95.7%	96.9%	+ 1.2%
Days on Market Until Sale	38	39	+ 3.3%	50	47	- 6.4%
Inventory of Homes for Sale	506	303	- 40.1%	--	--	--
Months Supply of Inventory	4.1	2.2	- 45.6%	--	--	--

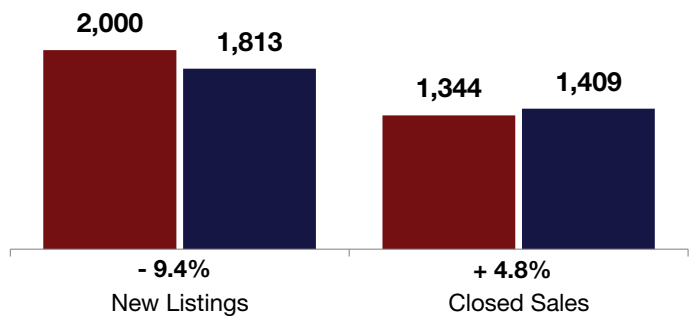
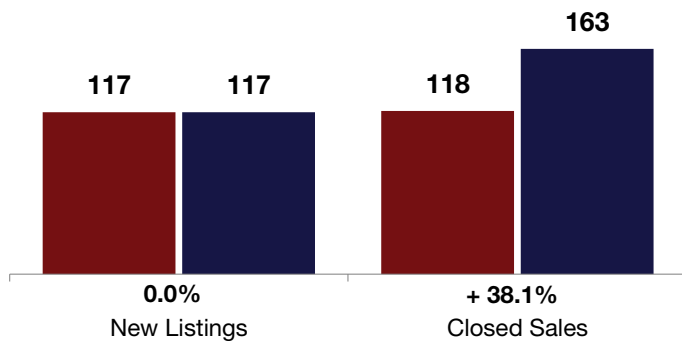
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

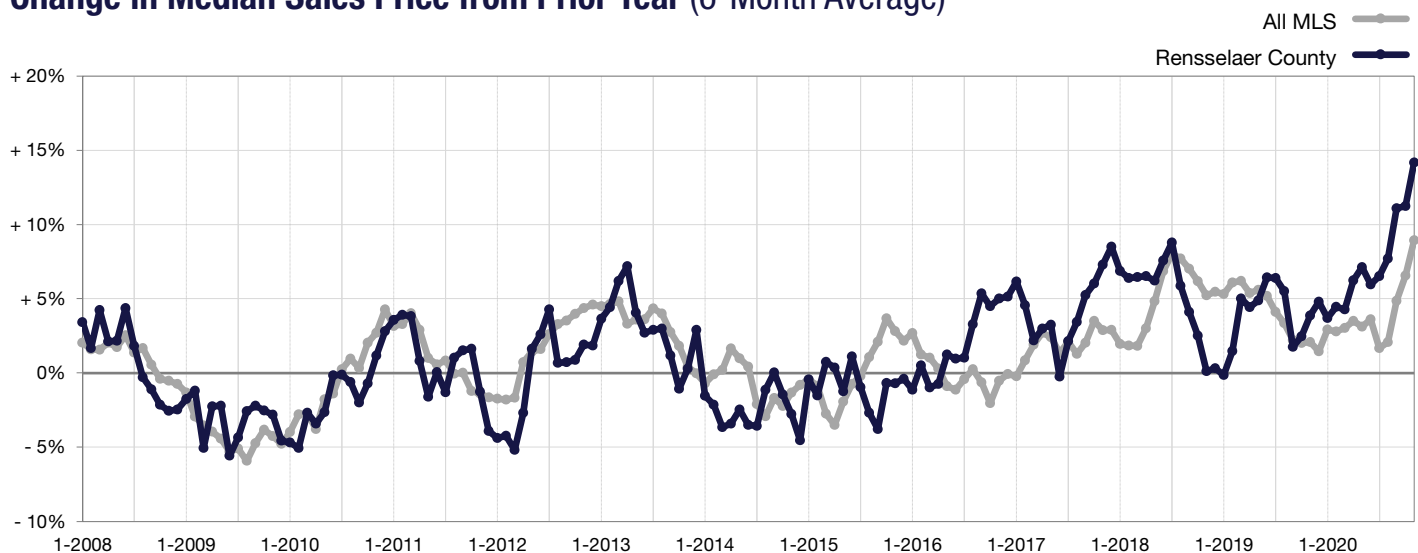
■ 2019 ■ 2020

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.