

Local Market Update – March 2020

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



South Colonie

- 54.2%

+ 28.0%

+ 1.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	48	22	- 54.2%	129	88	- 31.8%
Closed Sales	25	32	+ 28.0%	81	83	+ 2.5%
Median Sales Price*	\$230,000	\$232,500	+ 1.1%	\$220,000	\$227,000	+ 3.2%
Percent of Original List Price Received*	96.3%	99.7%	+ 3.5%	95.5%	97.2%	+ 1.7%
Days on Market Until Sale	45	33	- 26.5%	45	45	- 0.9%
Inventory of Homes for Sale	90	62	- 31.1%	--	--	--
Months Supply of Inventory	2.5	1.8	- 25.8%	--	--	--

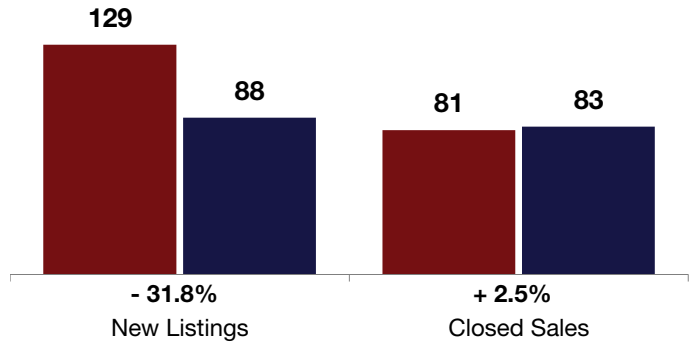
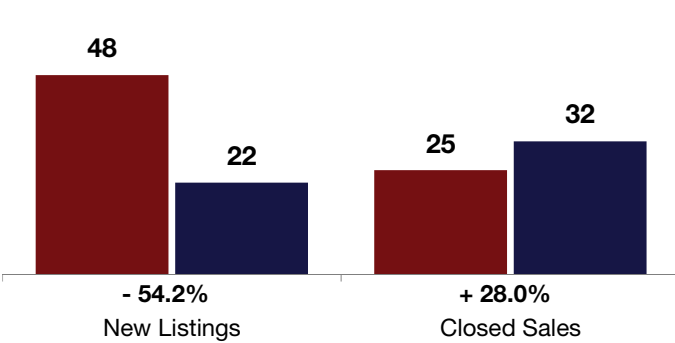
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 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.