

# Local Market Update – May 2020

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



## South Colonie

**- 35.6%**

Change in  
New Listings

**- 53.3%**

Change in  
Closed Sales

**+ 11.4%**

Change in  
Median Sales Price

|  | May       |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2019      | 2020             | + / -   | 2019         | 2020             | + / -   |
| New Listings                             | 59        | 38               | - 35.6% | 239          | 145              | - 39.3% |
| Closed Sales                             | 45        | 21               | - 53.3% | 161          | 135              | - 16.1% |
| Median Sales Price*                      | \$219,900 | <b>\$245,000</b> | + 11.4% | \$218,000    | <b>\$227,500</b> | + 4.4%  |
| Percent of Original List Price Received* | 99.8%     | <b>94.6%</b>     | - 5.2%  | 96.9%        | <b>97.0%</b>     | + 0.1%  |
| Days on Market Until Sale                | 27        | <b>52</b>        | + 93.1% | 40           | <b>46</b>        | + 15.9% |
| Inventory of Homes for Sale              | 90        | <b>65</b>        | - 27.8% | --           | --               | --      |
| Months Supply of Inventory               | 2.5       | <b>2.2</b>       | - 14.0% | --           | --               | --      |

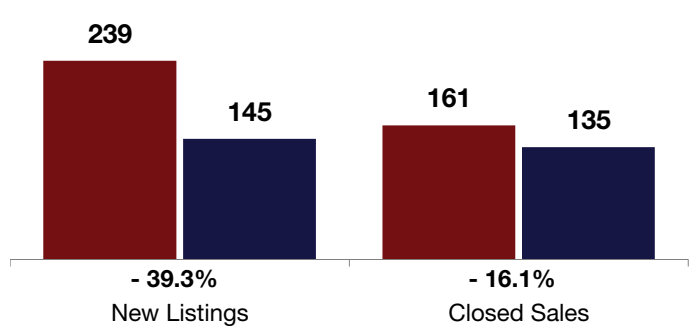
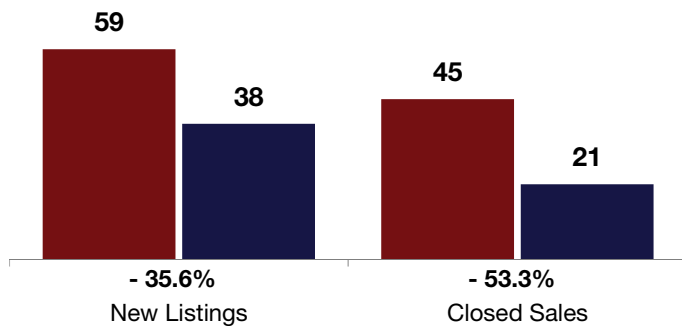
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

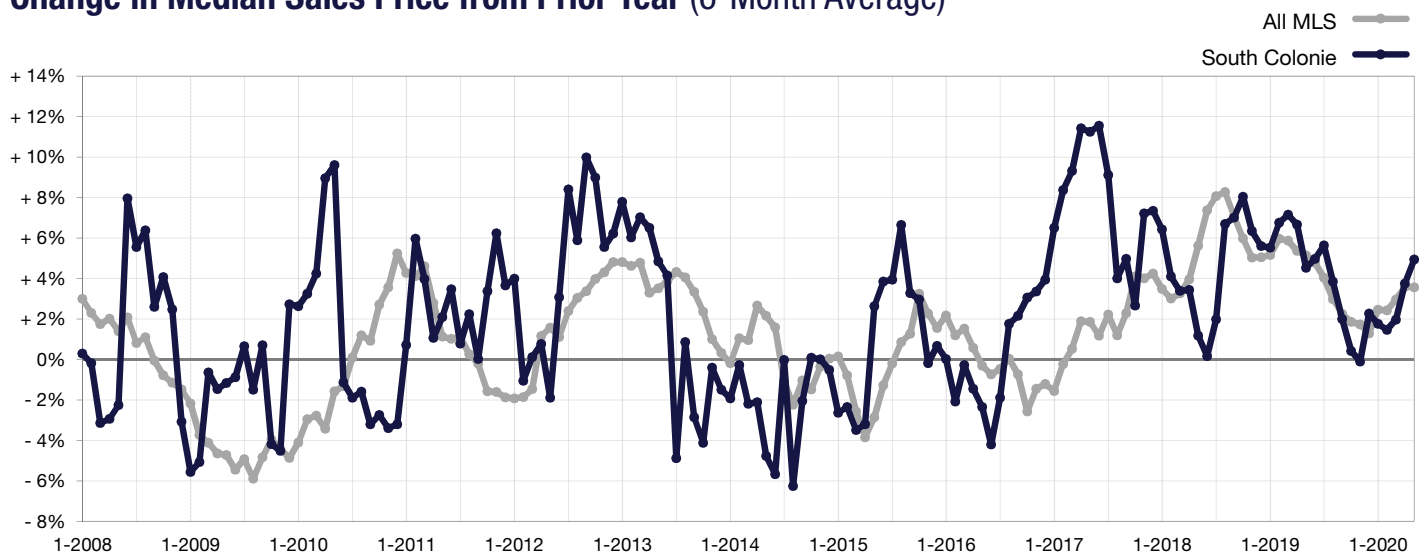
■ 2019 ■ 2020

### 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.