

Local Market Update – July 2020

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



South Colonie

- 1.9%

Change in
New Listings

- 30.2%

Change in
Closed Sales

- 8.1%

Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	53	52	- 1.9%	328	249	- 24.1%
Closed Sales	53	37	- 30.2%	251	193	- 23.1%
Median Sales Price*	\$236,000	\$217,000	- 8.1%	\$223,000	\$217,450	- 2.5%
Percent of Original List Price Received*	97.8%	99.8%	+ 2.0%	97.3%	97.4%	+ 0.1%
Days on Market Until Sale	33	21	- 34.9%	36	41	+ 12.1%
Inventory of Homes for Sale	91	59	- 35.2%	--	--	--
Months Supply of Inventory	2.6	1.8	- 27.7%	--	--	--

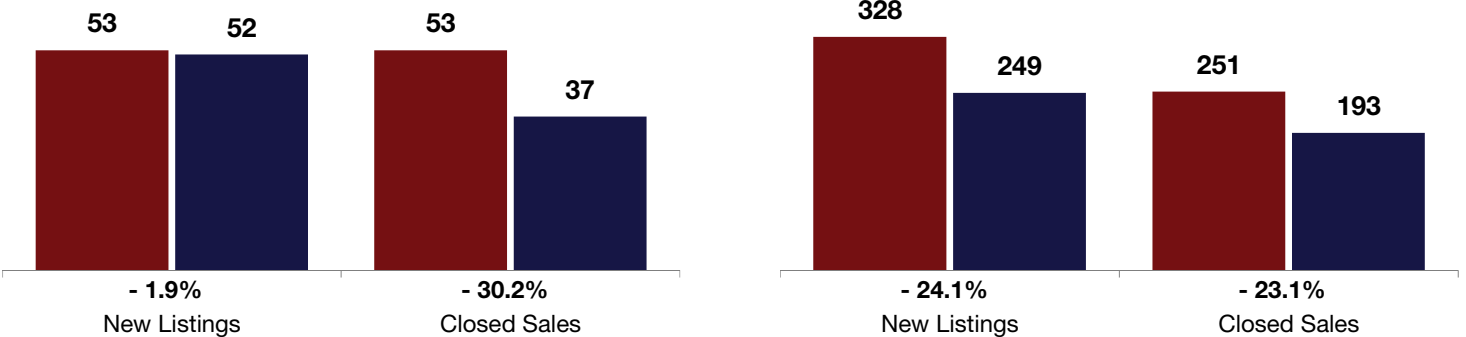
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

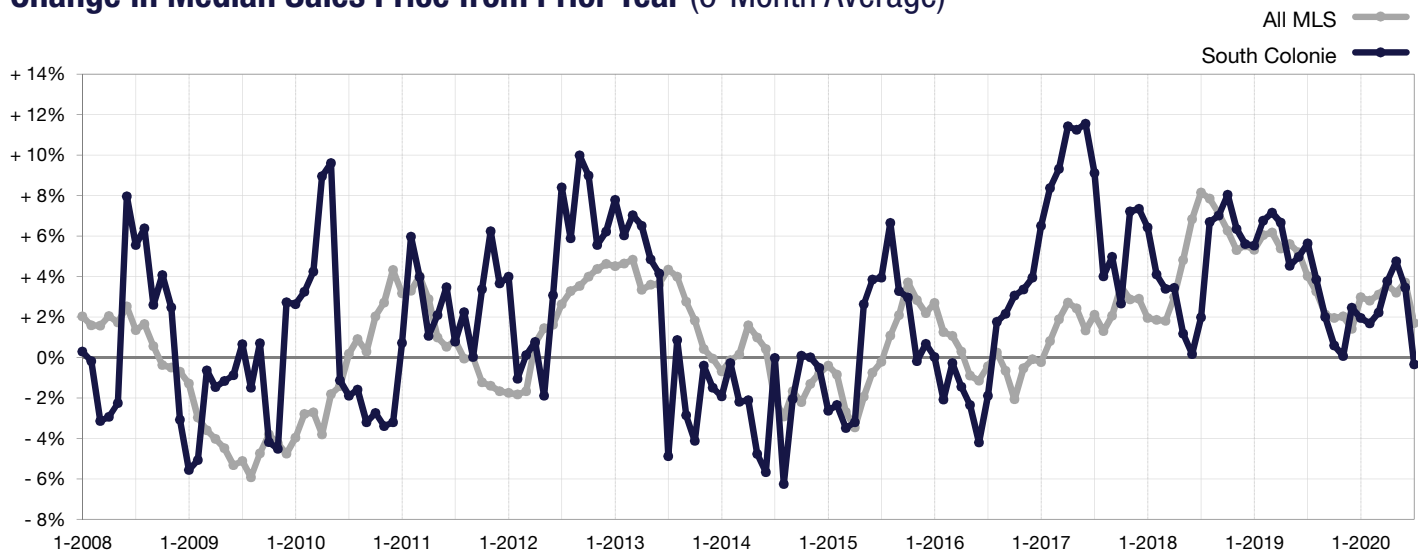
■ 2019 ■ 2020

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.