

Local Market Update – September 2020

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



South Colonie

+ 22.4%

Change in
New Listings

+ 46.9%

Change in
Closed Sales

+ 14.6%

Change in
Median Sales Price

September

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	49	60	+ 22.4%	418	356	- 14.8%
Closed Sales	32	47	+ 46.9%	323	270	- 16.4%
Median Sales Price*	\$222,500	\$255,000	+ 14.6%	\$223,000	\$227,750	+ 2.1%
Percent of Original List Price Received*	98.0%	99.4%	+ 1.3%	97.6%	98.0%	+ 0.4%
Days on Market Until Sale	29	25	- 15.0%	34	37	+ 6.2%
Inventory of Homes for Sale	98	57	- 41.8%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.8%	--	--	--

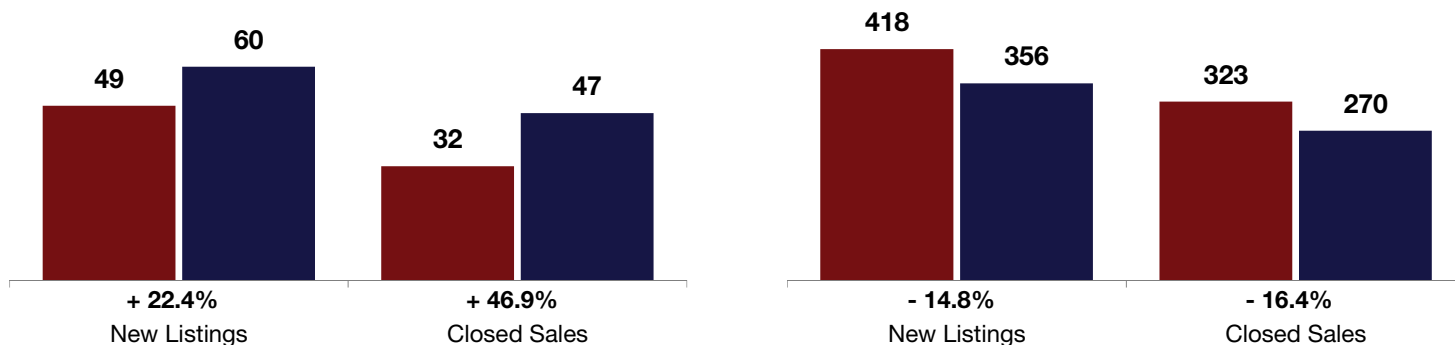
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

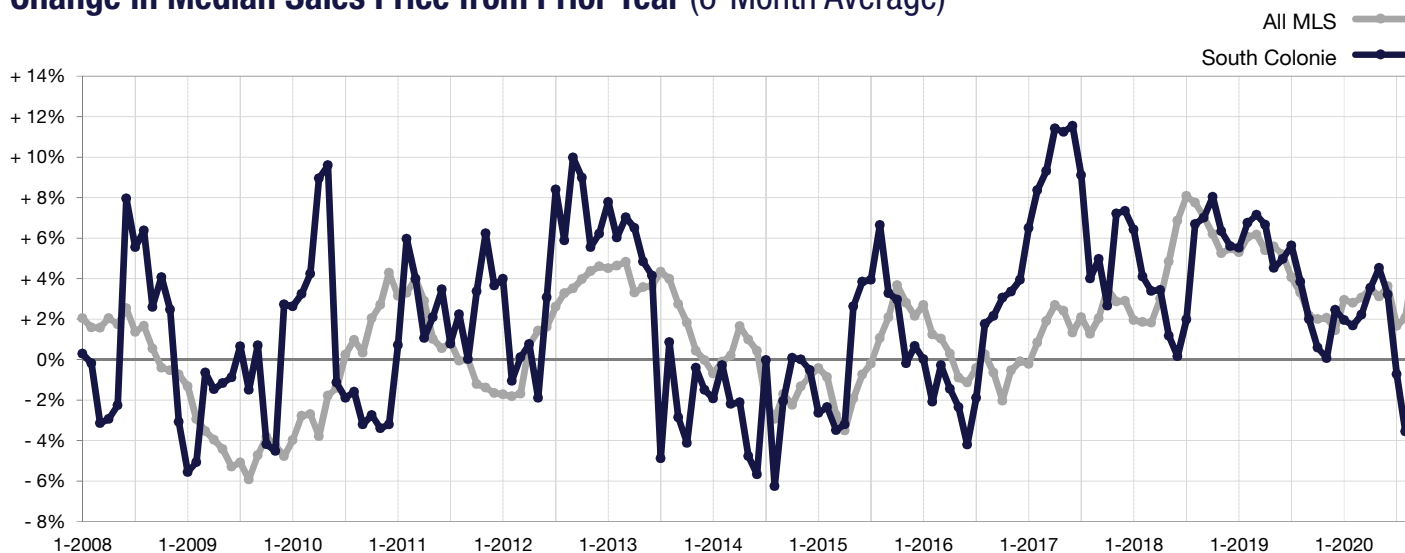
■ 2019 ■ 2020

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.