

Local Market Update – October 2020

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



South Colonie

- 2.5%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 8.5%

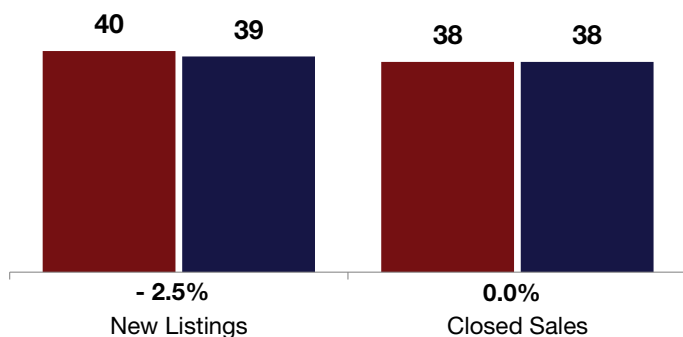
Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	40	39	- 2.5%	458	392	- 14.4%
Closed Sales	38	38	0.0%	361	312	- 13.6%
Median Sales Price*	\$218,500	\$237,000	+ 8.5%	\$222,000	\$229,000	+ 3.2%
Percent of Original List Price Received*	98.8%	100.4%	+ 1.5%	97.7%	98.2%	+ 0.5%
Days on Market Until Sale	30	18	- 38.1%	34	34	+ 0.2%
Inventory of Homes for Sale	105	63	- 40.0%	--	--	--
Months Supply of Inventory	3.0	1.9	- 39.0%	--	--	--

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

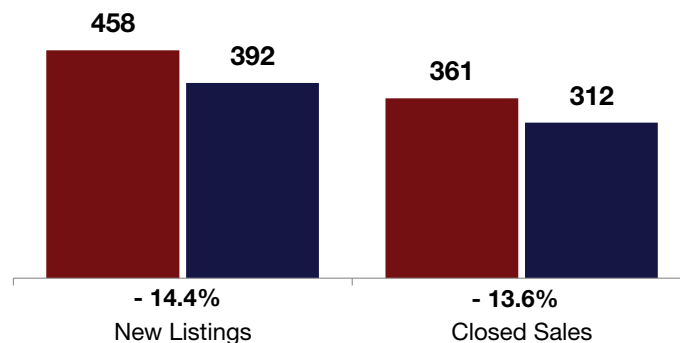
October

■ 2019 ■ 2020

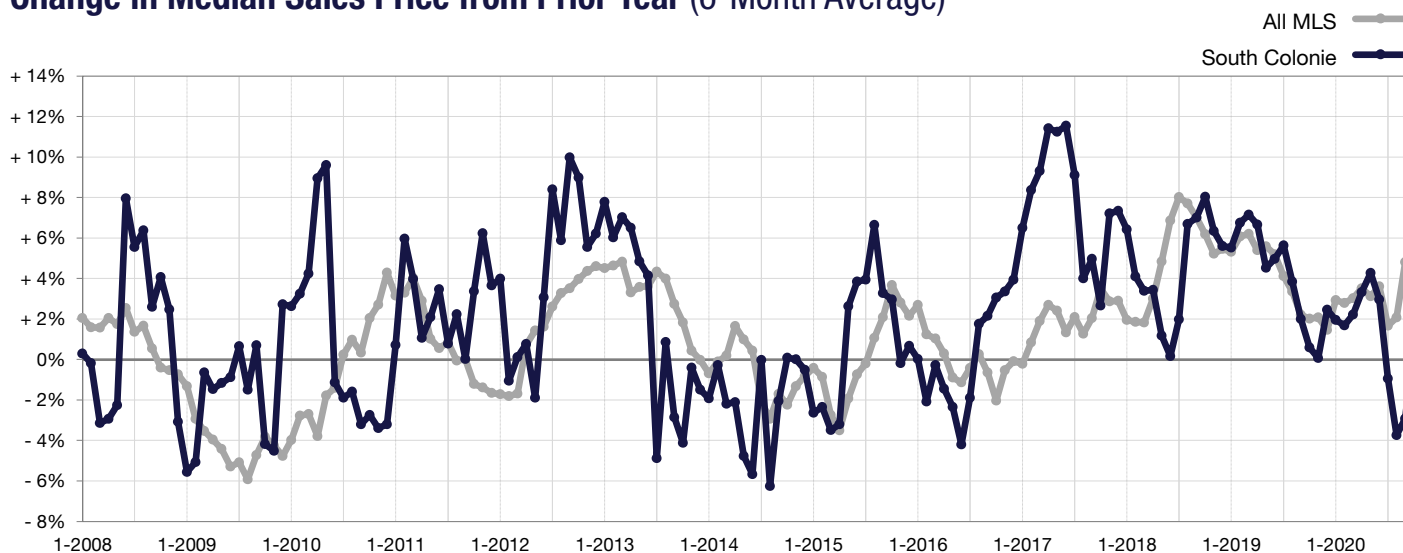


Year to Date

■ 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.