

Local Market Update – November 2020

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



South Colonie

- 10.3%

+ 51.5%

- 3.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	29	26	- 10.3%	487	419	- 14.0%
Closed Sales	33	50	+ 51.5%	395	364	- 7.8%
Median Sales Price*	\$235,000	\$228,000	- 3.0%	\$224,900	\$229,000	+ 1.8%
Percent of Original List Price Received*	97.5%	100.3%	+ 2.8%	97.7%	98.5%	+ 0.8%
Days on Market Until Sale	31	28	- 10.9%	34	33	- 1.4%
Inventory of Homes for Sale	102	51	- 50.0%	--	--	--
Months Supply of Inventory	3.0	1.5	- 51.1%	--	--	--

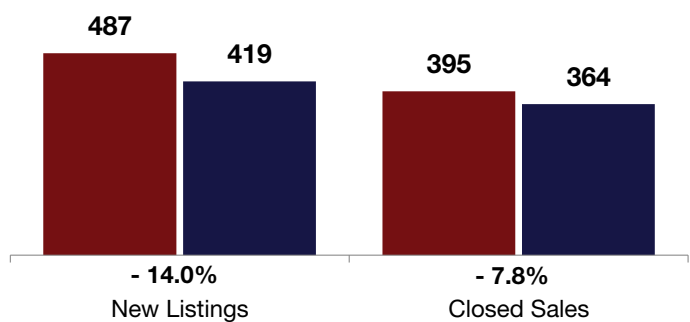
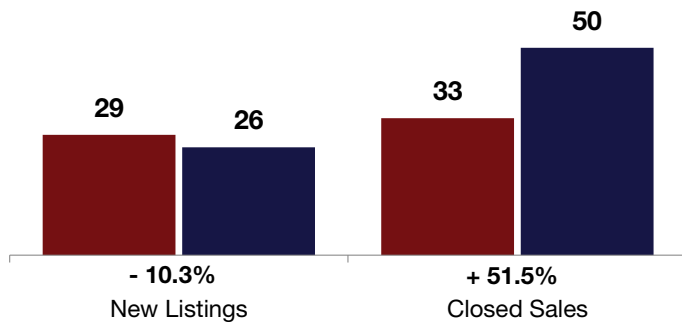
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 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.