

Local Market Update – December 2020

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



South Colonie

+ 100.0%

+ 88.9%

+ 8.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	28	+ 100.0%	501	451	- 10.0%
Closed Sales	18	34	+ 88.9%	413	403	- 2.4%
Median Sales Price*	\$226,588	\$245,000	+ 8.1%	\$224,900	\$232,000	+ 3.2%
Percent of Original List Price Received*	95.7%	98.8%	+ 3.3%	97.6%	98.5%	+ 0.9%
Days on Market Until Sale	29	24	- 16.5%	33	32	- 4.1%
Inventory of Homes for Sale	92	40	- 56.5%	--	--	--
Months Supply of Inventory	2.7	1.1	- 58.8%	--	--	--

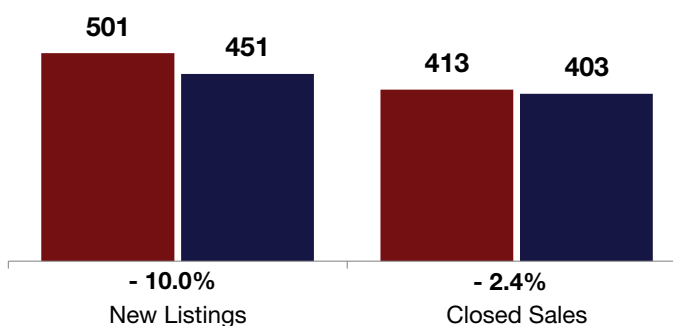
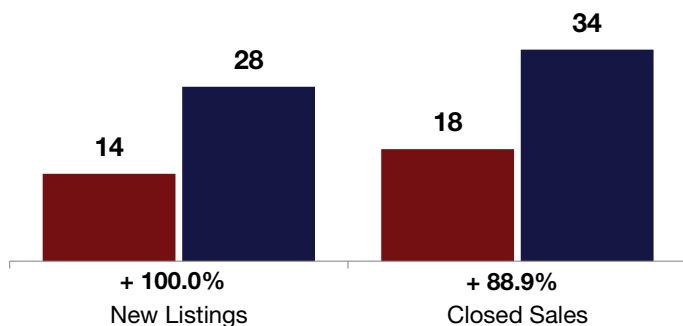
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

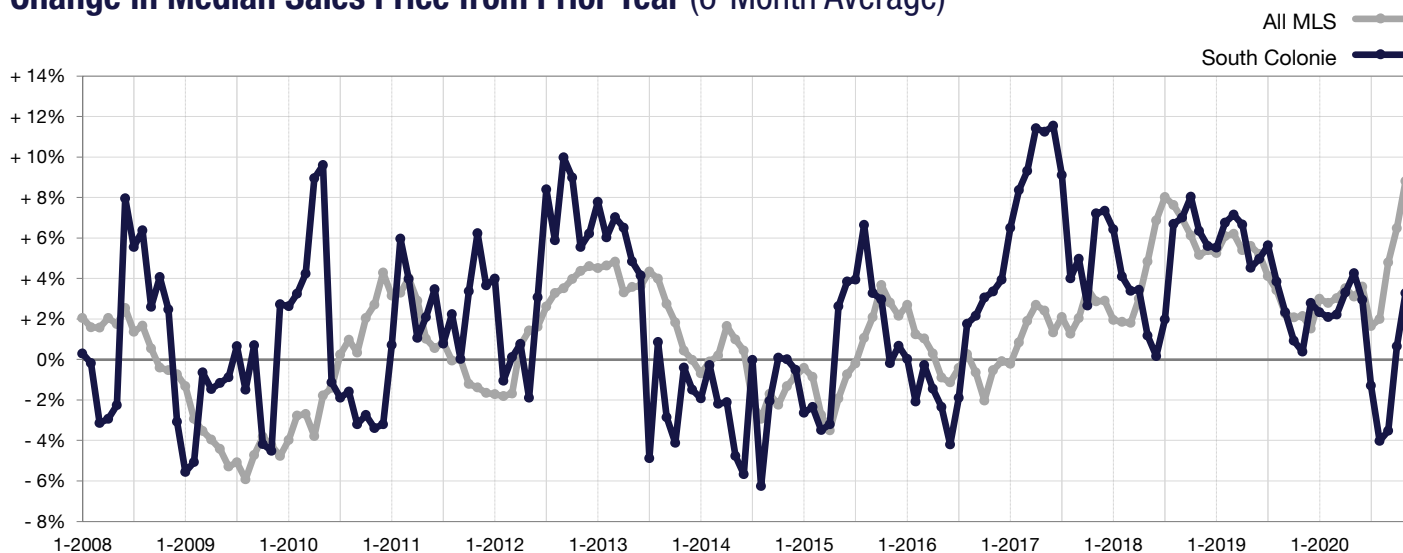
■ 2019 ■ 2020

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.