

Local Market Update – July 2019

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



South Colonie

+ 19.6%

+ 27.5%

+ 4.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	51	61	+ 19.6%	318	346	+ 8.8%
Closed Sales	40	51	+ 27.5%	253	253	0.0%
Median Sales Price*	\$224,500	\$235,000	+ 4.7%	\$217,500	\$220,000	+ 1.1%
Percent of Original List Price Received*	99.2%	97.4%	- 1.8%	98.5%	97.3%	- 1.2%
Days on Market Until Sale	41	34	- 18.0%	40	37	- 9.5%
Inventory of Homes for Sale	80	96	+ 20.0%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 26.6%	--	--	--

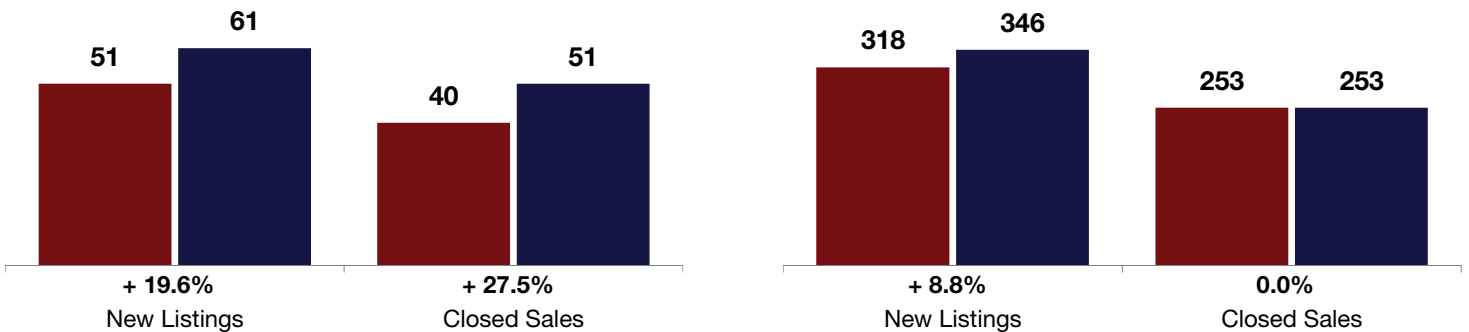
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.