

Local Market Update – November 2018

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



North Colonie

- 18.9%

Change in
New Listings

+ 9.5%

Change in
Closed Sales

+ 2.6%

Change in
Median Sales Price

November

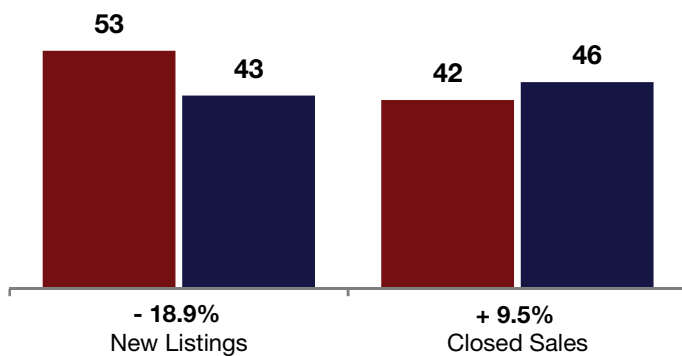
Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	53	43	- 18.9%	735	759	+ 3.3%
Closed Sales	42	46	+ 9.5%	505	468	- 7.3%
Median Sales Price*	\$291,500	\$299,000	+ 2.6%	\$279,900	\$286,793	+ 2.5%
Percent of Original List Price Received*	96.9%	96.7%	- 0.2%	98.4%	98.3%	- 0.2%
Days on Market Until Sale	57	38	- 32.9%	42	41	- 2.4%
Inventory of Homes for Sale	202	193	- 4.5%	--	--	--
Months Supply of Inventory	4.6	4.4	- 4.6%	--	--	--

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

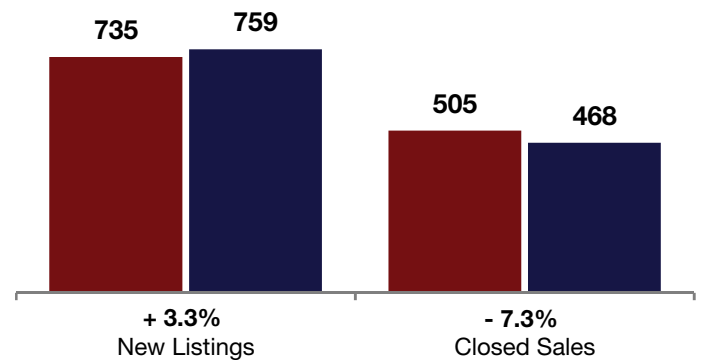
November

■ 2017 ■ 2018



Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

** 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. | Current as of December 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.