

Local Market Update – April 2020

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



North Colonie

- 71.9%

Change in
New Listings

- 37.8%

Change in
Closed Sales

- 12.6%

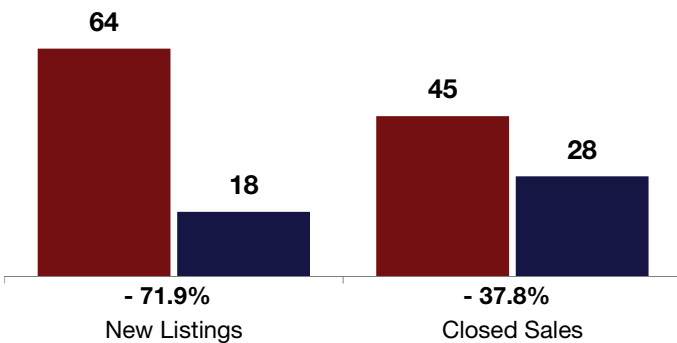
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	64	18	- 71.9%	243	205	- 15.6%
Closed Sales	45	28	- 37.8%	153	128	- 16.3%
Median Sales Price*	\$290,000	\$253,500	- 12.6%	\$290,000	\$274,000	- 5.5%
Percent of Original List Price Received*	97.2%	101.5%	+ 4.4%	98.9%	97.2%	- 1.7%
Days on Market Until Sale	53	61	+ 14.7%	63	57	- 9.4%
Inventory of Homes for Sale	160	124	- 22.5%	--	--	--
Months Supply of Inventory	3.7	2.6	- 30.8%	--	--	--

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

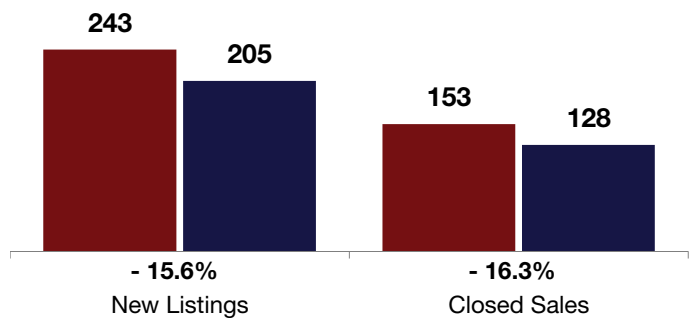
April

■ 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.