

Local Market Update – June 2020

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



North Colonie

+ 25.3%

- 53.7%

+ 19.3%

Change in
New Listings

Change in
Closed Sales

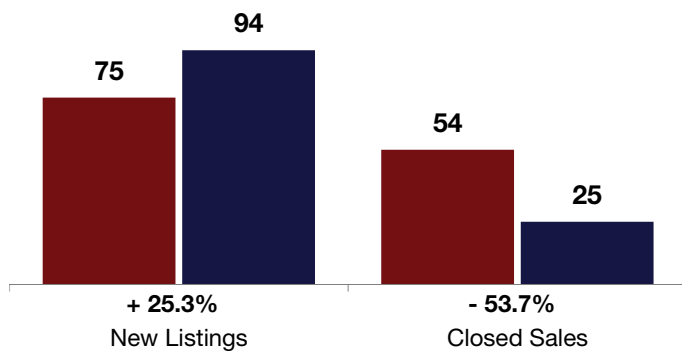
Change in
Median Sales Price

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	75	94	+ 25.3%	419	380	- 9.3%
Closed Sales	54	25	- 53.7%	261	185	- 29.1%
Median Sales Price*	\$264,500	\$315,520	+ 19.3%	\$284,908	\$280,000	- 1.7%
Percent of Original List Price Received*	97.2%	98.0%	+ 0.8%	98.5%	97.5%	- 1.0%
Days on Market Until Sale	58	67	+ 15.2%	57	57	- 0.4%
Inventory of Homes for Sale	185	145	- 21.6%	--	--	--
Months Supply of Inventory	4.2	3.0	- 27.9%	--	--	--

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

June

■ 2019 ■ 2020

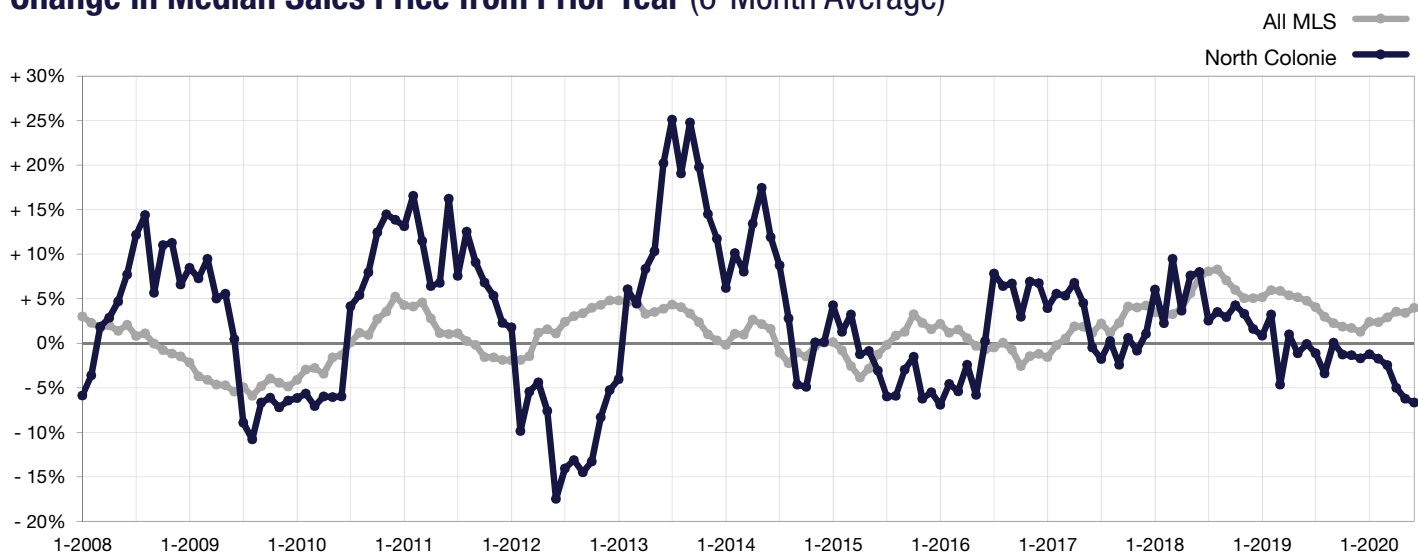


Year to Date

■ 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.