

# Local Market Update – July 2020

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



## North Colonie

**- 4.5%**

Change in  
New Listings

**- 33.9%**

Change in  
Closed Sales

**- 0.1%**

Change in  
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	110	105	- 4.5%	529	485	- 8.3%
Closed Sales	59	39	- 33.9%	320	226	- 29.4%
Median Sales Price*	\$287,216	<b>\$287,000</b>	- 0.1%	\$285,000	<b>\$280,000</b>	- 1.8%
Percent of Original List Price Received*	99.8%	<b>98.3%</b>	- 1.6%	98.7%	<b>97.8%</b>	- 0.9%
Days on Market Until Sale	34	<b>33</b>	- 4.3%	53	<b>52</b>	- 1.3%
Inventory of Homes for Sale	197	<b>155</b>	- 21.3%	--	--	--
Months Supply of Inventory	4.3	<b>3.2</b>	- 25.8%	--	--	--

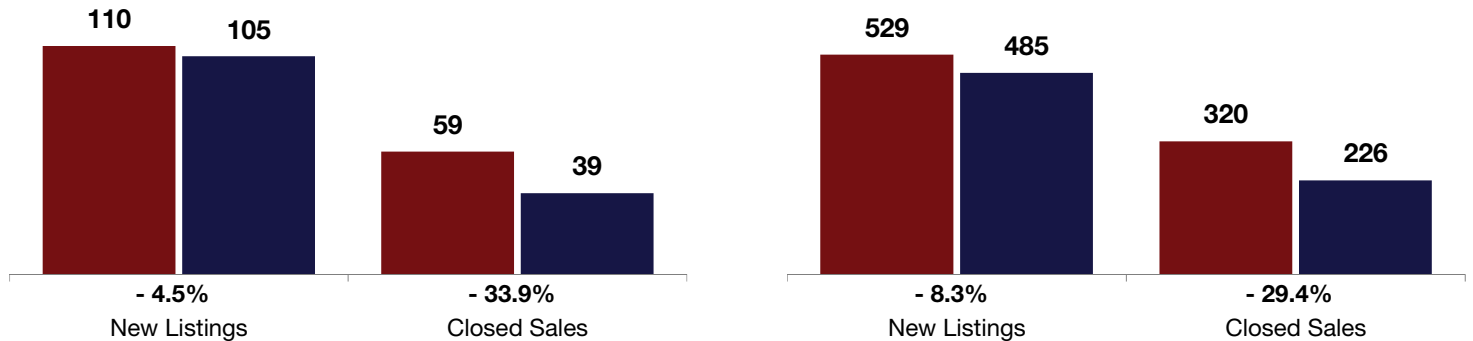
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

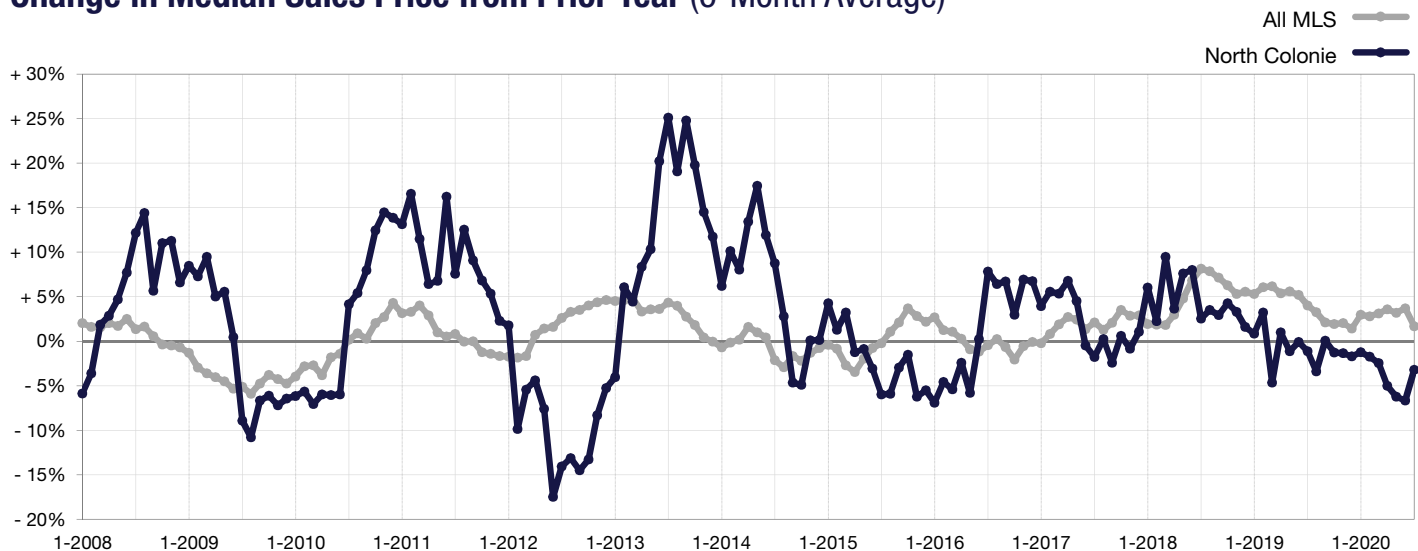
■ 2019 ■ 2020

### 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.