

Local Market Update – December 2019

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



North Colonie

+ 14.3%

+ 53.1%

- 8.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	35	40	+ 14.3%	797	838	+ 5.1%
Closed Sales	32	49	+ 53.1%	507	572	+ 12.8%
Median Sales Price*	\$290,020	\$266,000	- 8.3%	\$286,000	\$285,000	- 0.3%
Percent of Original List Price Received*	99.2%	97.8%	- 1.4%	98.2%	97.9%	- 0.4%
Days on Market Until Sale	40	41	+ 2.7%	41	48	+ 18.9%
Inventory of Homes for Sale	188	142	- 24.5%	--	--	--
Months Supply of Inventory	4.3	2.8	- 35.4%	--	--	--

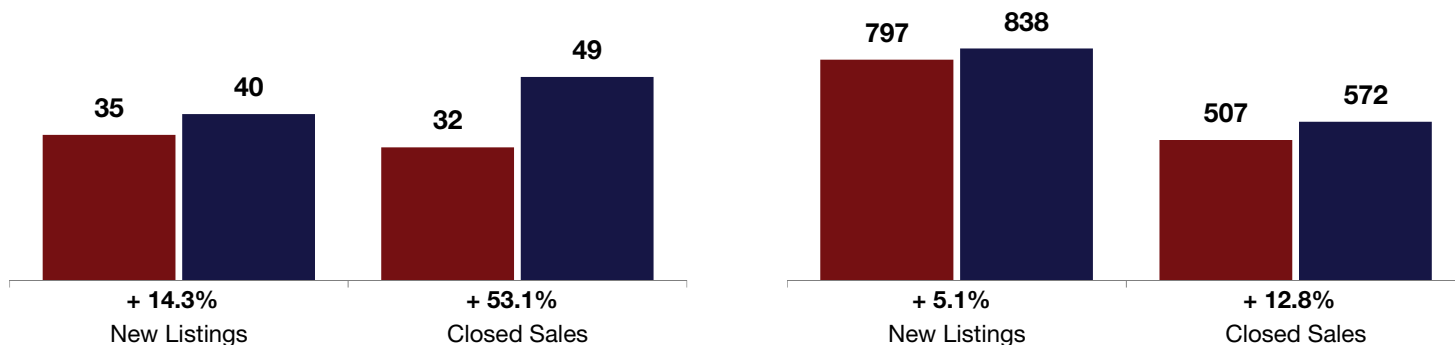
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

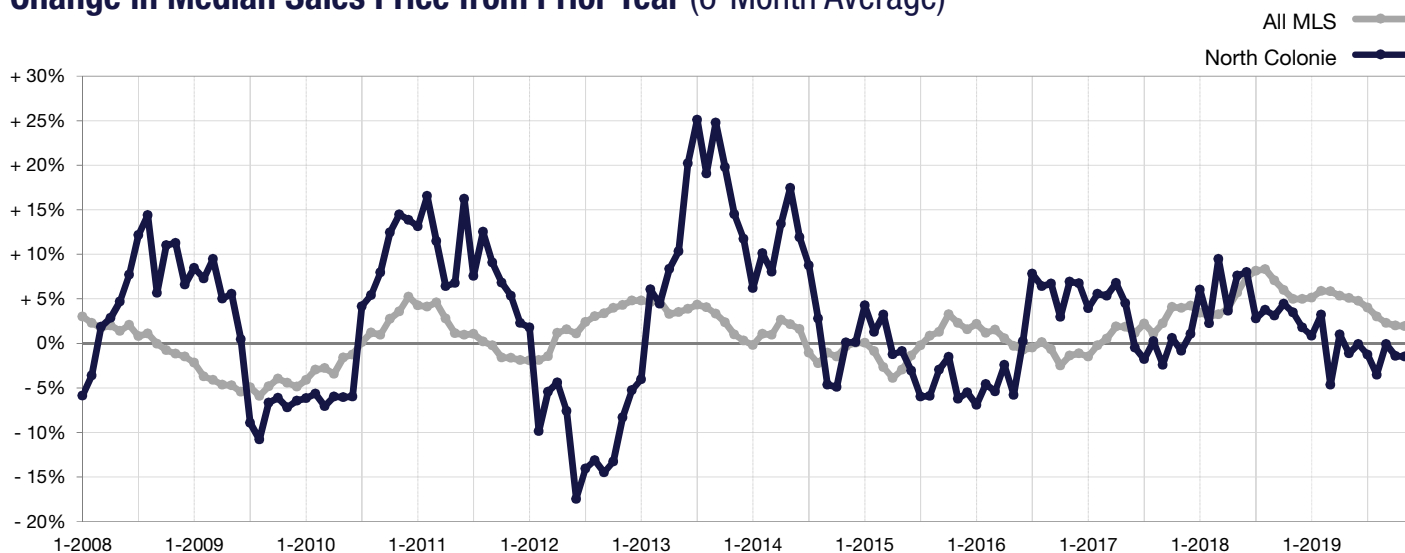
■ 2018 ■ 2019

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.