

# Local Market Update – July 2017

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



**- 21.5%**

Change in  
New Listings

**- 6.3%**

Change in  
Closed Sales

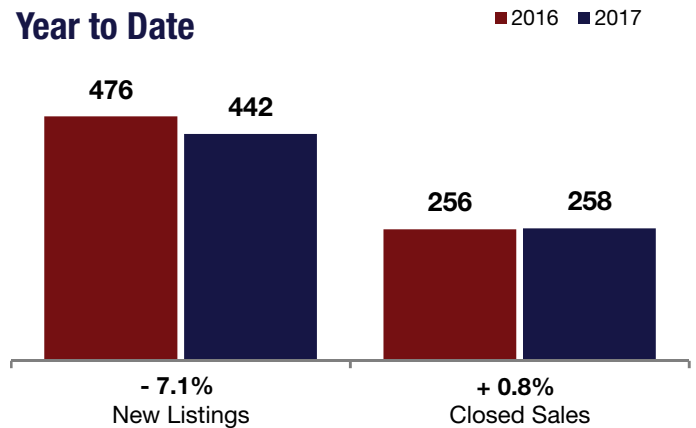
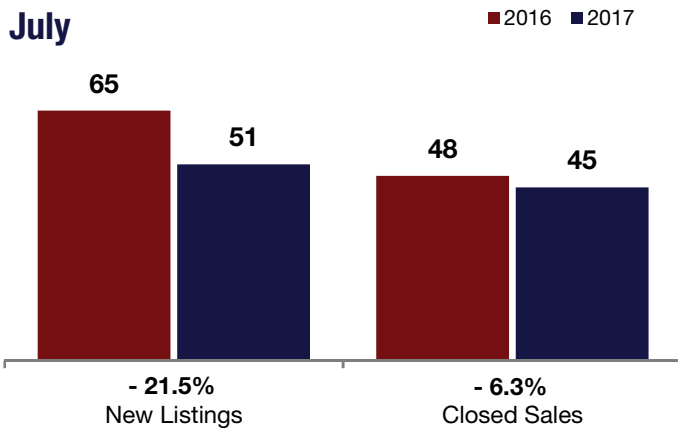
**+ 29.8%**

Change in  
Median Sales Price

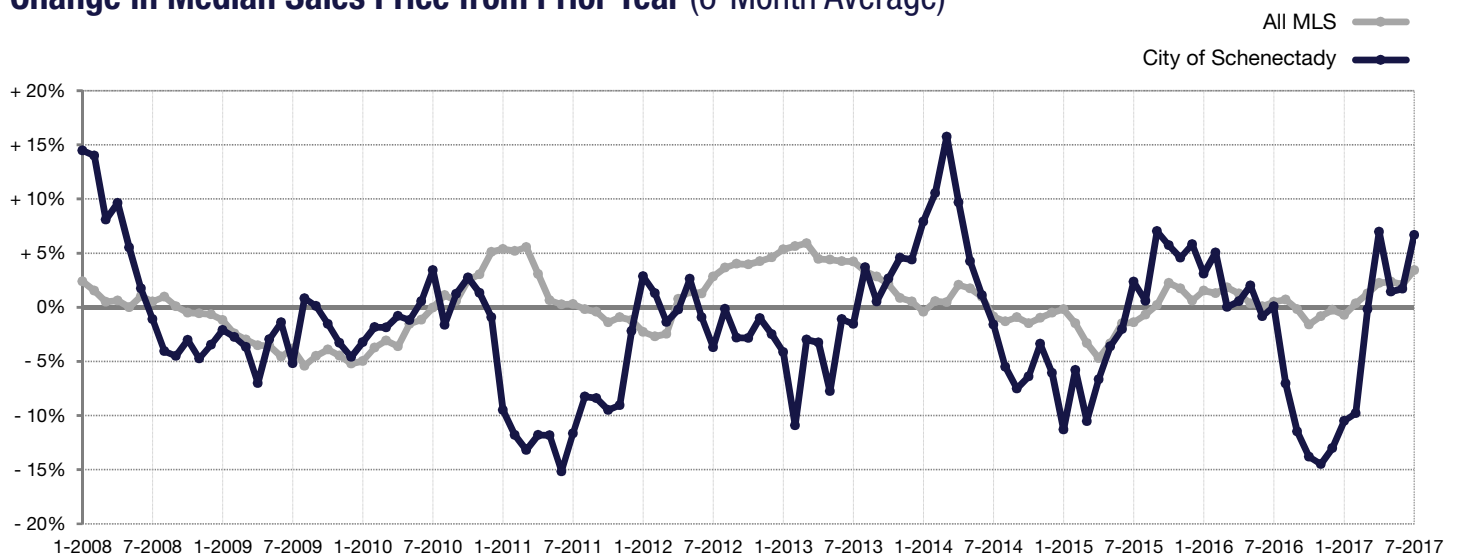
## City of Schenectady

	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	65	51	- 21.5%	476	442	- 7.1%
Closed Sales	48	45	- 6.3%	256	258	+ 0.8%
Median Sales Price*	\$83,000	\$107,750	+ 29.8%	\$86,700	\$95,000	+ 9.6%
Percent of Original List Price Received*	87.6%	93.5%	+ 6.8%	87.8%	91.7%	+ 4.5%
Days on Market Until Sale	82	35	- 57.9%	90	68	- 24.6%
Inventory of Homes for Sale	299	212	- 29.1%	--	--	--
Months Supply of Inventory	8.2	5.4	- 34.5%	--	--	--

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



## 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. | Current as of August 5, 2017. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.