

Local Market Update – April 2018

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



+ 14.3%

Change in
New Listings

+ 14.3%

Change in
Closed Sales

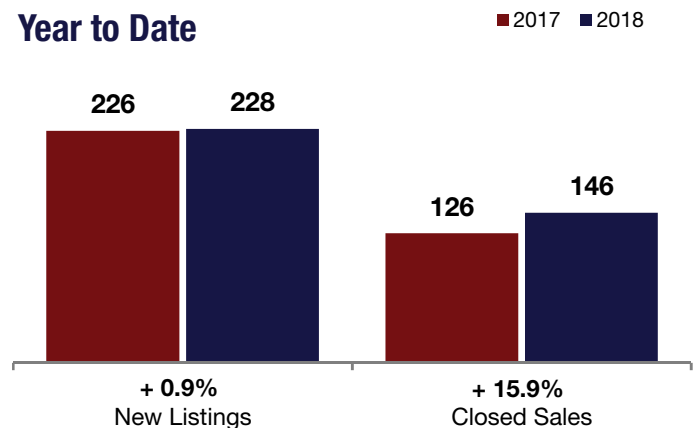
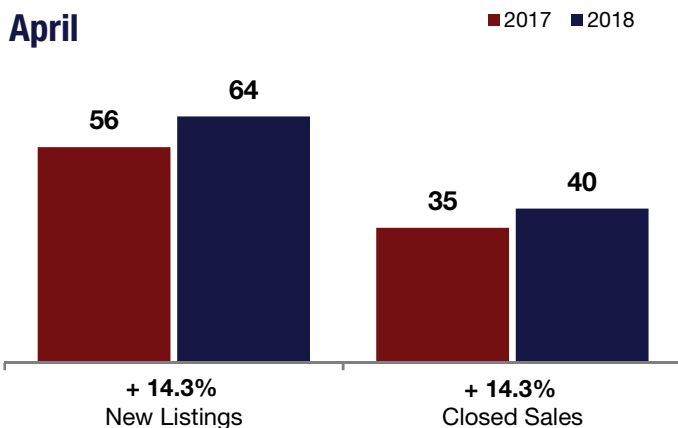
+ 33.3%

Change in
Median Sales Price

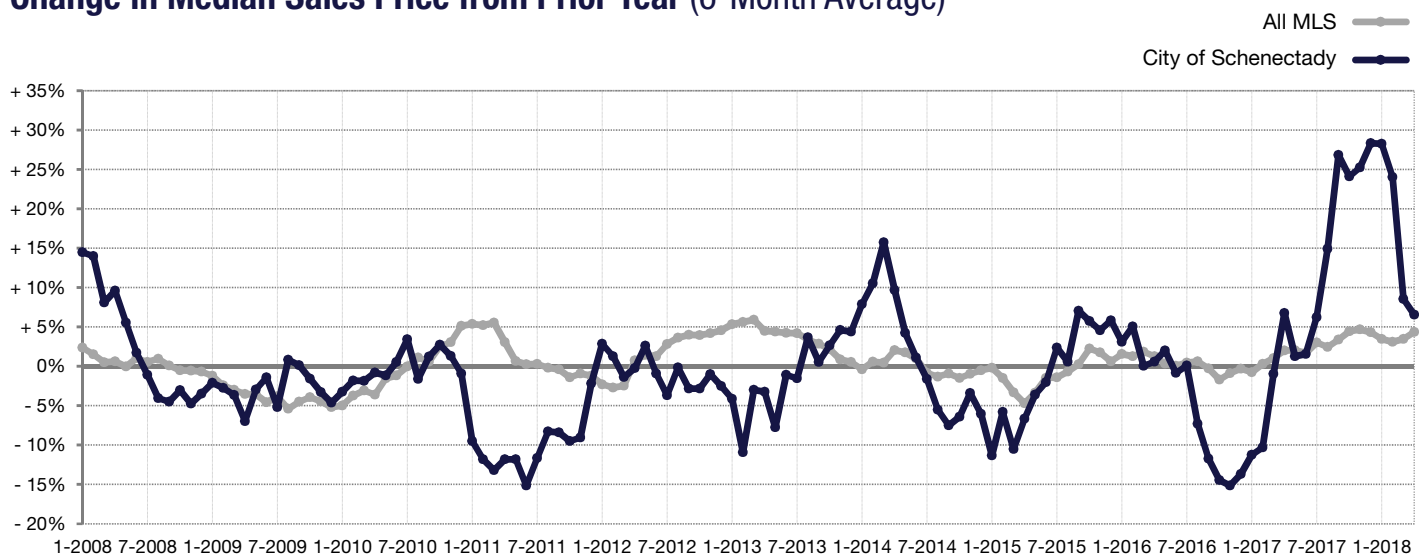
City of Schenectady

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	56	64	+ 14.3%	226	228	+ 0.9%
Closed Sales	35	40	+ 14.3%	126	146	+ 15.9%
Median Sales Price*	\$78,000	\$104,000	+ 33.3%	\$88,950	\$97,900	+ 10.1%
Percent of Original List Price Received*	89.5%	95.7%	+ 7.0%	91.3%	92.9%	+ 1.7%
Days on Market Until Sale	79	51	- 35.3%	81	79	- 1.9%
Inventory of Homes for Sale	204	136	- 33.3%	--	--	--
Months Supply of Inventory	5.4	3.1	- 42.6%	--	--	--

* 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)**



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018

** 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 May 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.