

Local Market Update – May 2018

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



Schenctady County

- 20.1%

Change in
New Listings

- 7.9%

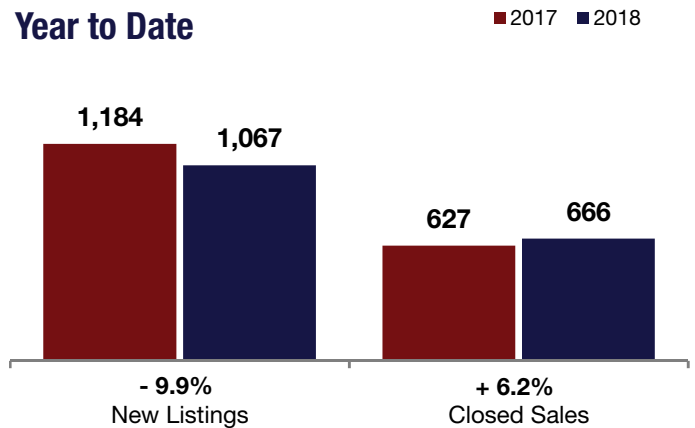
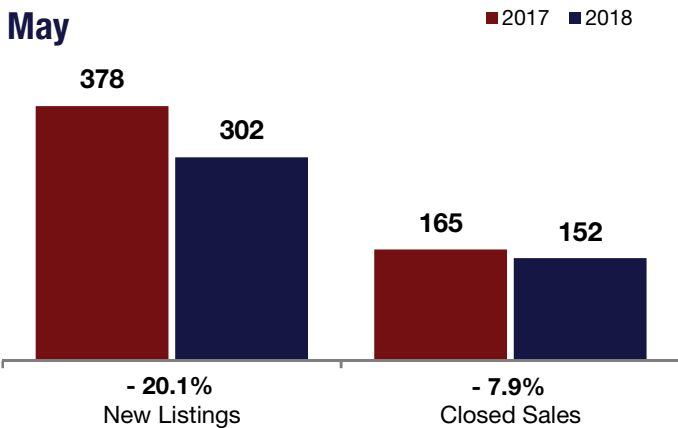
Change in
Closed Sales

+ 9.2%

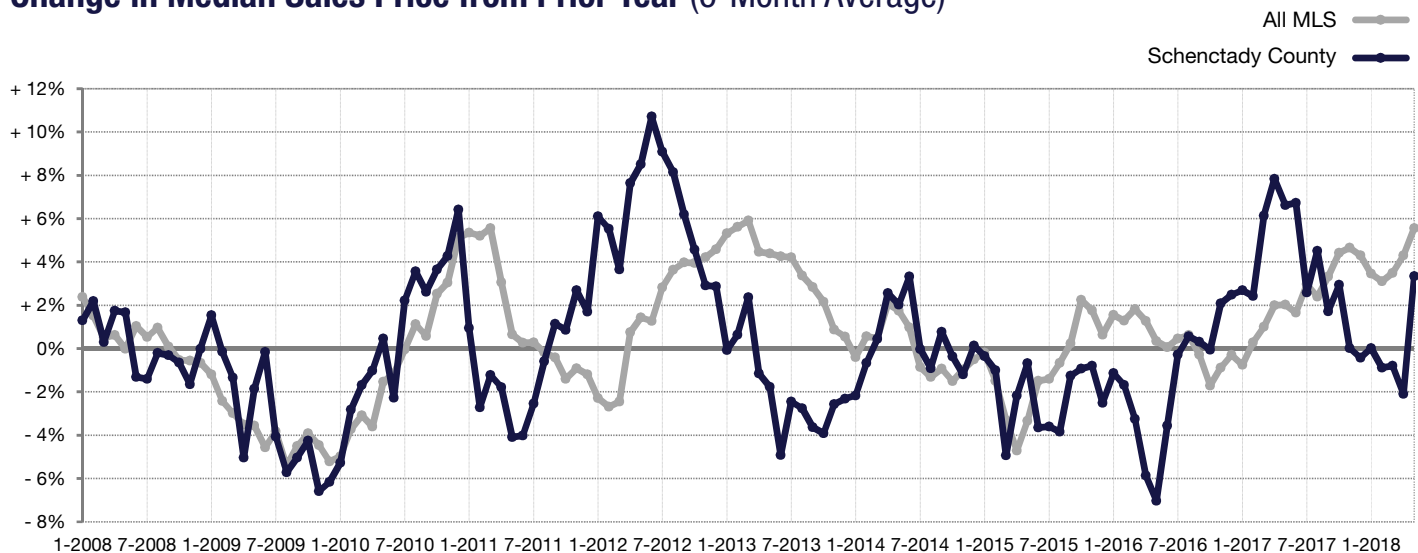
Change in
Median Sales Price

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	378	302	- 20.1%	1,184	1,067	- 9.9%
Closed Sales	165	152	- 7.9%	627	666	+ 6.2%
Median Sales Price*	\$155,350	\$169,700	+ 9.2%	\$153,850	\$164,900	+ 7.2%
Percent of Original List Price Received*	94.2%	96.0%	+ 1.9%	92.8%	94.7%	+ 2.1%
Days on Market Until Sale	63	60	- 6.2%	74	65	- 12.2%
Inventory of Homes for Sale	739	503	- 31.9%	--	--	--
Months Supply of Inventory	4.9	3.1	- 35.3%	--	--	--

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