

Local Market Update – June 2018

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



+ 20.0%

0.0%

- 10.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Schenectady

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	65	78	+ 20.0%	391	389	- 0.5%
Closed Sales	49	49	0.0%	216	240	+ 11.1%
Median Sales Price*	\$110,351	\$98,715	- 10.5%	\$92,000	\$97,950	+ 6.5%
Percent of Original List Price Received*	93.0%	94.3%	+ 1.5%	91.2%	93.6%	+ 2.7%
Days on Market Until Sale	70	60	- 14.4%	76	74	- 1.9%
Inventory of Homes for Sale	239	151	- 36.8%	--	--	--
Months Supply of Inventory	6.1	3.3	- 46.8%	--	--	--

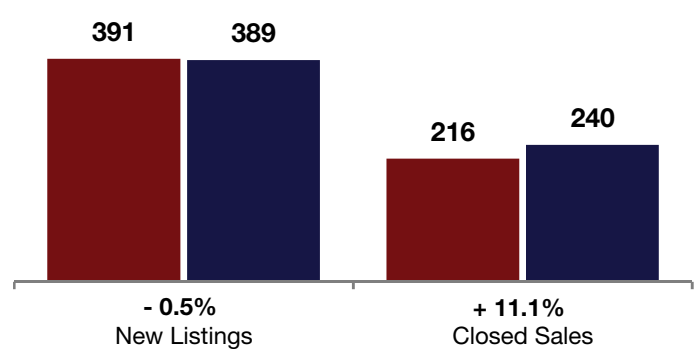
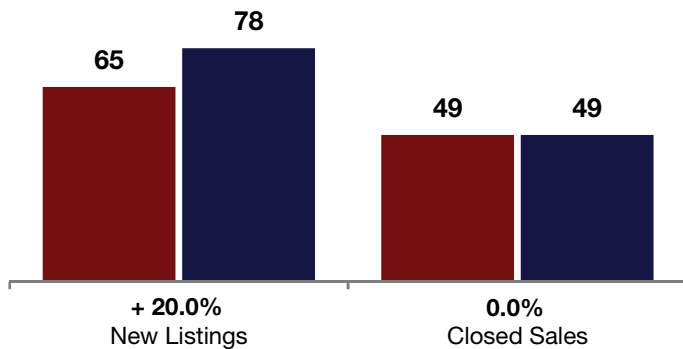
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

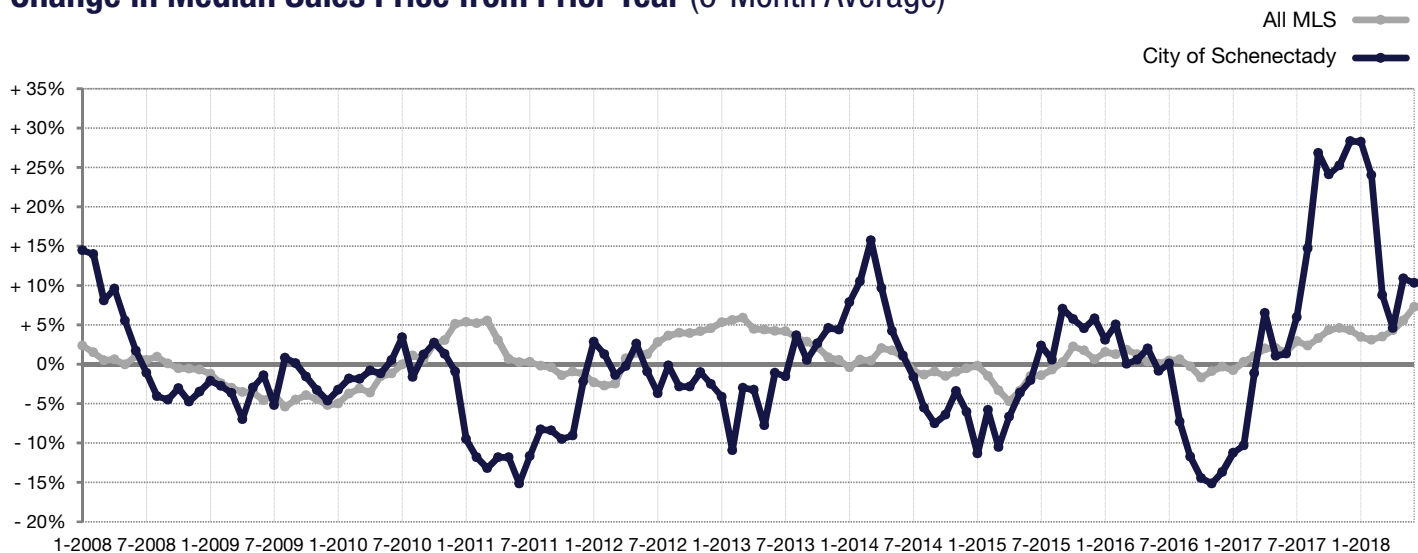
■ 2017 ■ 2018

Year to Date

■ 2017 ■ 2018



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