

Local Market Update – June 2018

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



Schenctady County

- 0.7%

Change in
New Listings

- 9.8%

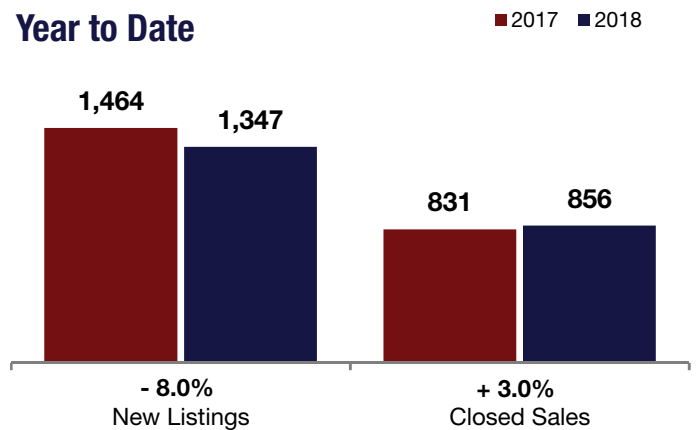
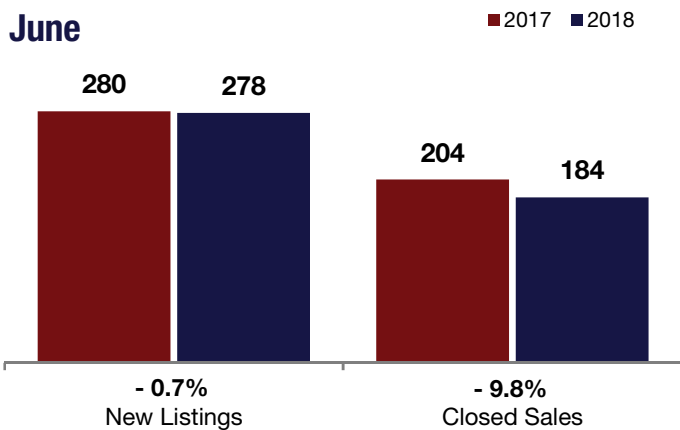
Change in
Closed Sales

+ 11.1%

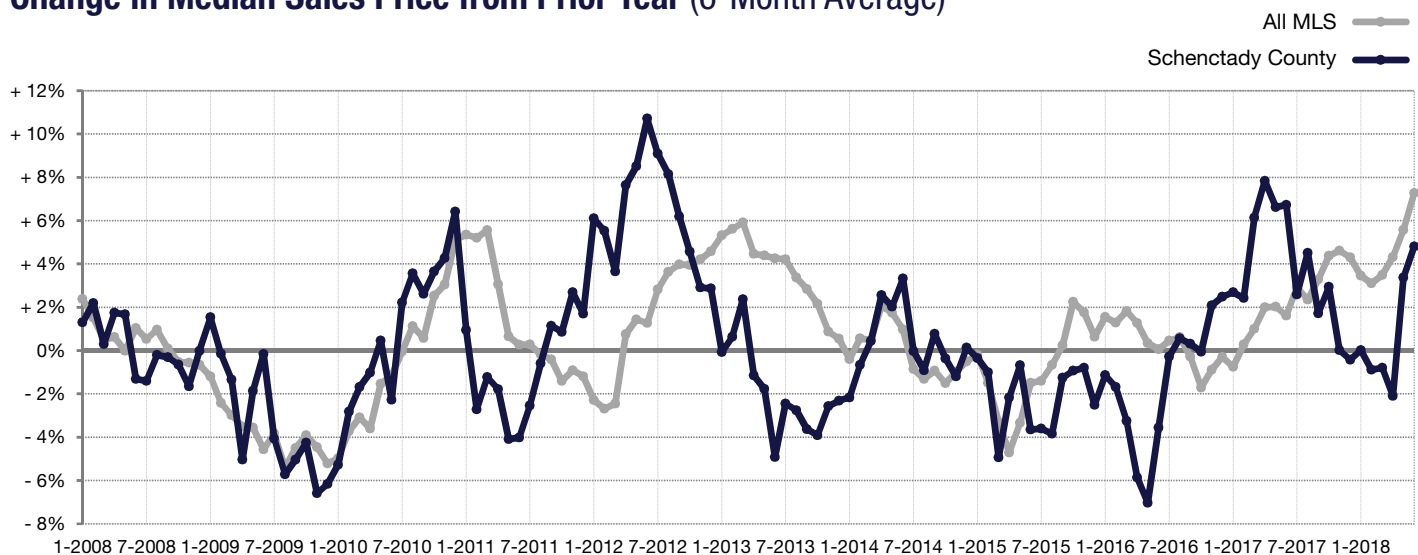
Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	280	278	- 0.7%	1,464	1,347	- 8.0%
Closed Sales	204	184	- 9.8%	831	856	+ 3.0%
Median Sales Price*	\$157,500	\$175,000	+ 11.1%	\$154,255	\$166,000	+ 7.6%
Percent of Original List Price Received*	95.5%	96.6%	+ 1.1%	93.5%	95.1%	+ 1.8%
Days on Market Until Sale	58	47	- 17.7%	70	61	- 13.0%
Inventory of Homes for Sale	755	548	- 27.4%	--	--	--
Months Supply of Inventory	4.9	3.5	- 29.4%	--	--	--

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