

Local Market Update – September 2018

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



- 13.8%

+ 16.7%

+ 16.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Schenectady

September

Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	65	56	- 13.8%	573	562	- 1.9%
Closed Sales	36	42	+ 16.7%	350	398	+ 13.7%
Median Sales Price*	\$92,050	\$107,650	+ 16.9%	\$97,207	\$102,250	+ 5.2%
Percent of Original List Price Received*	92.4%	94.8%	+ 2.7%	91.8%	94.6%	+ 3.0%
Days on Market Until Sale	48	48	+ 0.6%	66	60	- 9.4%
Inventory of Homes for Sale	232	144	- 37.9%	--	--	--
Months Supply of Inventory	5.8	3.1	- 46.2%	--	--	--

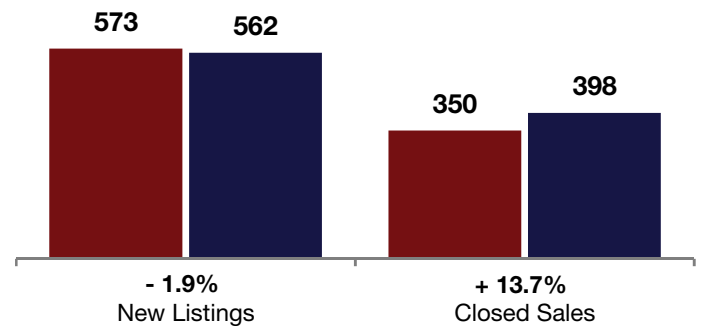
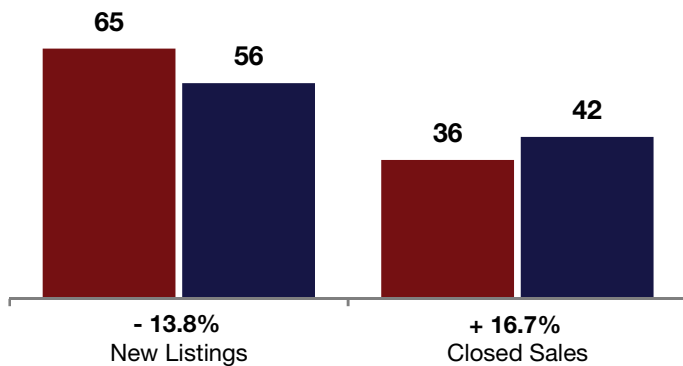
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

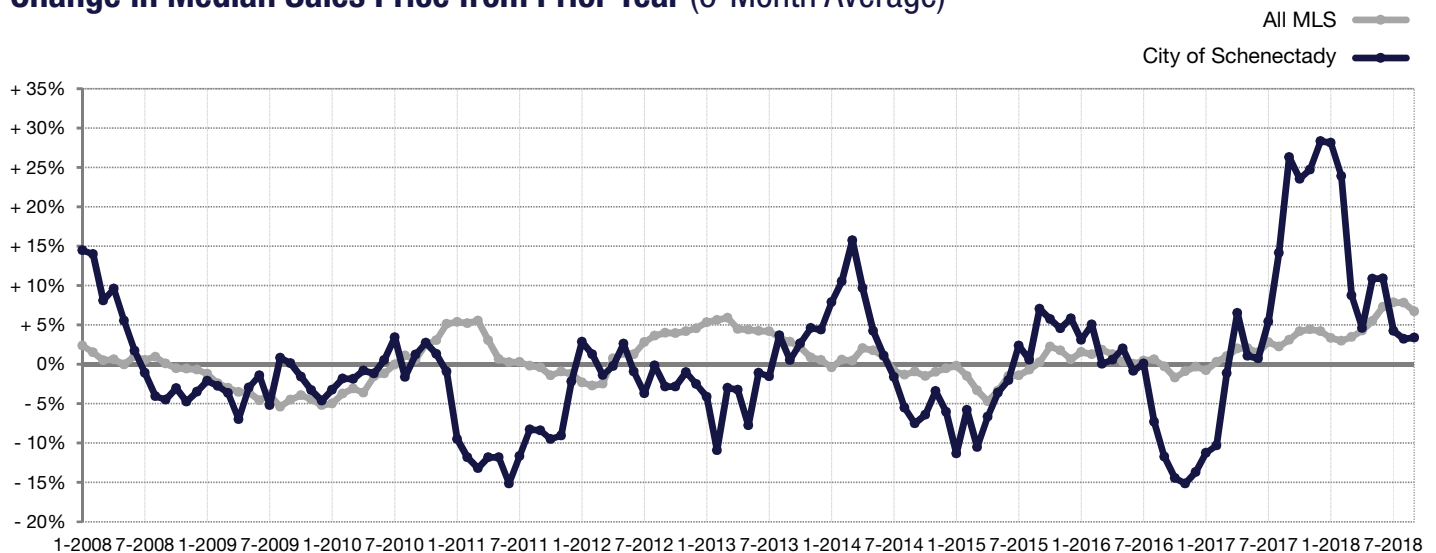
■ 2017 ■ 2018

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 7-2018

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