

# Local Market Update – September 2018

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



## Schenectady County

**- 14.0%**

Change in  
New Listings

**+ 3.3%**

Change in  
Closed Sales

**+ 13.6%**

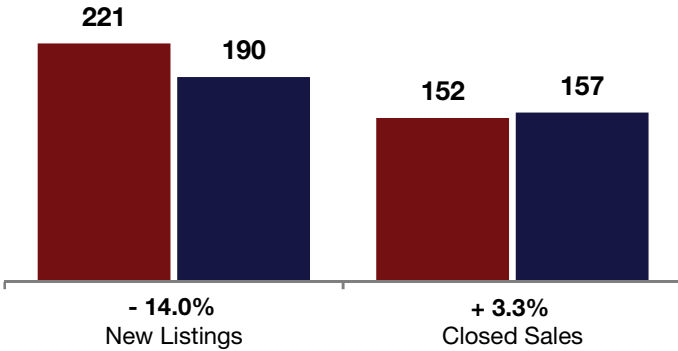
Change in  
Median Sales Price

	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	221	190	- 14.0%	2,128	2,040	- 4.1%
Closed Sales	152	157	+ 3.3%	1,369	1,415	+ 3.4%
Median Sales Price*	\$165,000	<b>\$187,500</b>	+ 13.6%	\$159,000	<b>\$171,250</b>	+ 7.7%
Percent of Original List Price Received*	94.6%	<b>95.2%</b>	+ 0.6%	94.2%	<b>95.8%</b>	+ 1.7%
Days on Market Until Sale	42	<b>41</b>	- 1.2%	60	<b>51</b>	- 14.8%
Inventory of Homes for Sale	750	<b>589</b>	- 21.5%	--	--	--
Months Supply of Inventory	4.9	<b>3.7</b>	- 24.9%	--	--	--

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

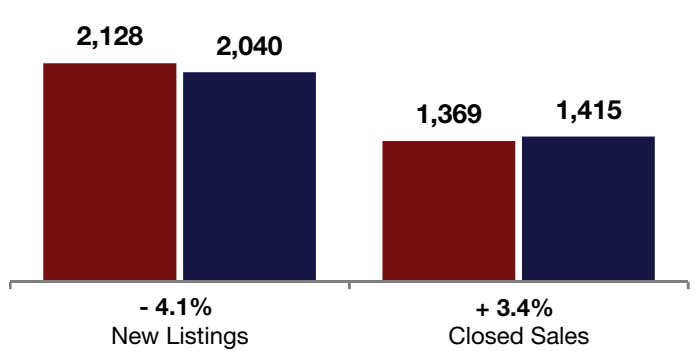
### September

■ 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.