

Local Market Update – October 2018

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



Schenectady County

+ 0.5%

Change in
New Listings

- 5.1%

Change in
Closed Sales

+ 15.3%

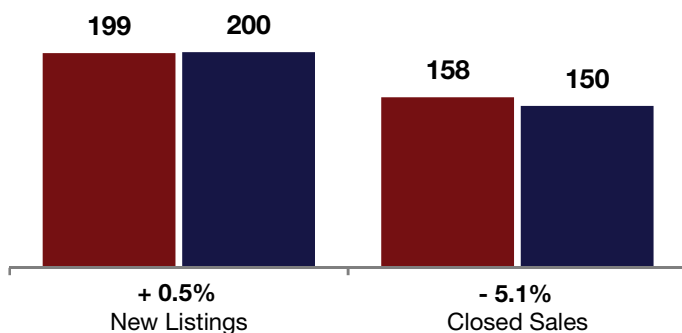
Change in
Median Sales Price

	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	199	200	+ 0.5%	2,327	2,241	- 3.7%
Closed Sales	158	150	- 5.1%	1,527	1,570	+ 2.8%
Median Sales Price*	\$146,700	\$169,200	+ 15.3%	\$158,000	\$170,000	+ 7.6%
Percent of Original List Price Received*	93.5%	95.2%	+ 1.9%	94.1%	95.7%	+ 1.8%
Days on Market Until Sale	52	41	- 20.5%	59	50	- 15.1%
Inventory of Homes for Sale	705	568	- 19.4%	--	--	--
Months Supply of Inventory	4.6	3.6	- 22.0%	--	--	--

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

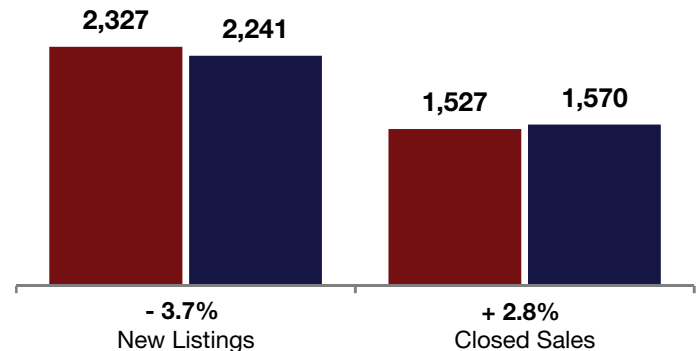
October

■ 2017 ■ 2018

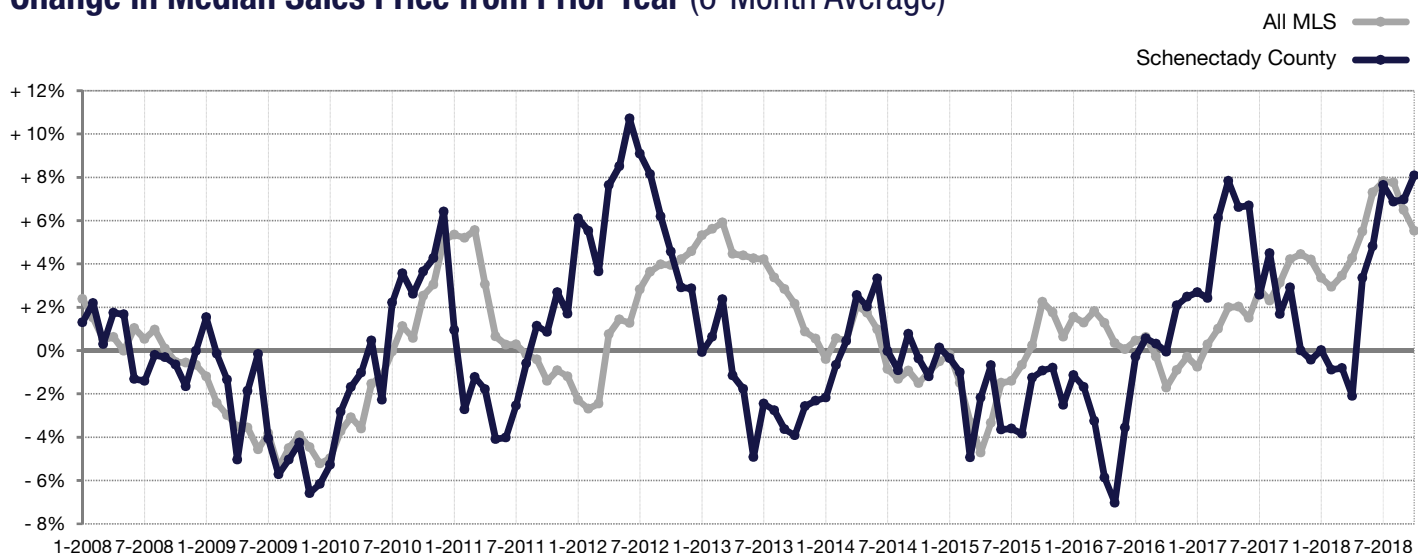


Year to Date

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