

# Local Market Update – November 2018

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



## Schenectady County

**+ 0.7%**

Change in  
New Listings

**- 2.0%**

Change in  
Closed Sales

**- 0.6%**

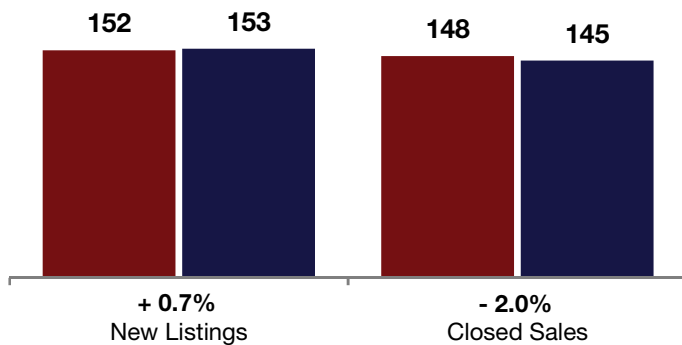
Change in  
Median Sales Price

	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	152	153	+ 0.7%	2,479	2,395	- 3.4%
Closed Sales	148	145	- 2.0%	1,675	1,727	+ 3.1%
Median Sales Price*	\$160,950	\$160,000	- 0.6%	\$158,510	\$170,000	+ 7.2%
Percent of Original List Price Received*	94.4%	94.1%	- 0.4%	94.1%	95.6%	+ 1.5%
Days on Market Until Sale	64	52	- 19.2%	60	51	- 15.1%
Inventory of Homes for Sale	636	540	- 15.1%	--	--	--
Months Supply of Inventory	4.1	3.4	- 15.8%	--	--	--

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

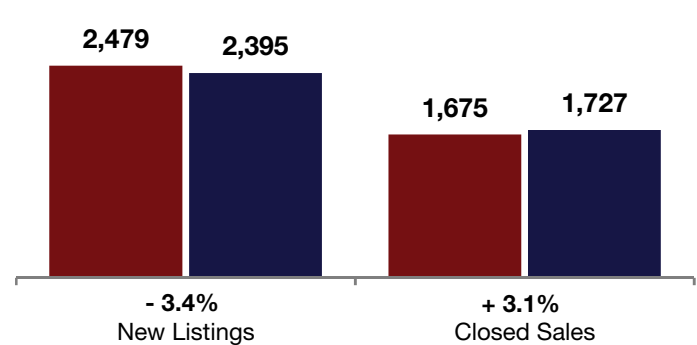
### November

■ 2017 ■ 2018

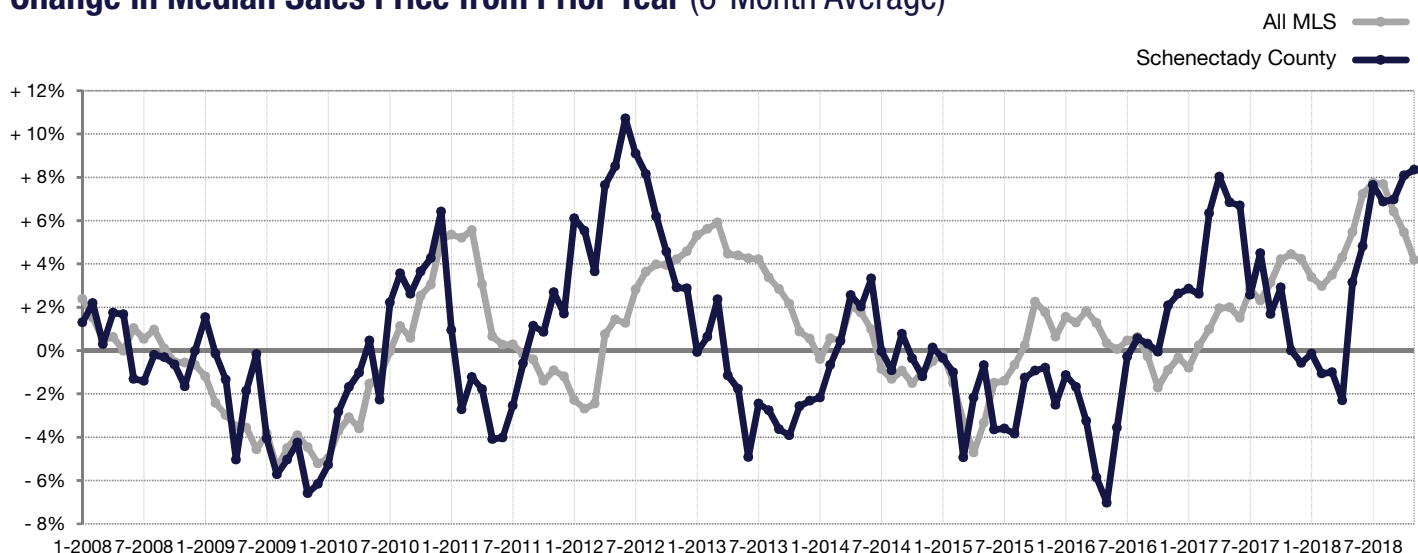


### Year to Date

■ 2017 ■ 2018



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



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