

# Local Market Update – December 2018

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



**+ 28.6%**

**- 20.0%**

**+ 15.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Schenectady

### December

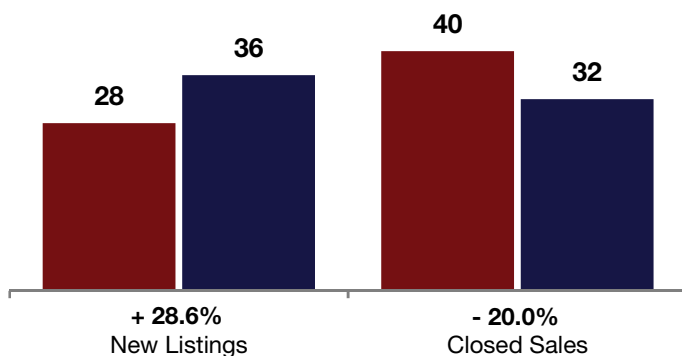
### Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	28	36	+ 28.6%	695	682	- 1.9%
Closed Sales	40	32	- 20.0%	472	532	+ 12.7%
Median Sales Price*	\$95,950	\$110,750	+ 15.4%	\$100,000	\$104,900	+ 4.9%
Percent of Original List Price Received*	88.7%	91.6%	+ 3.3%	91.7%	94.4%	+ 3.0%
Days on Market Until Sale	72	56	- 22.0%	68	56	- 17.7%
Inventory of Homes for Sale	179	105	- 41.3%	--	--	--
Months Supply of Inventory	4.4	2.3	- 48.2%	--	--	--

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

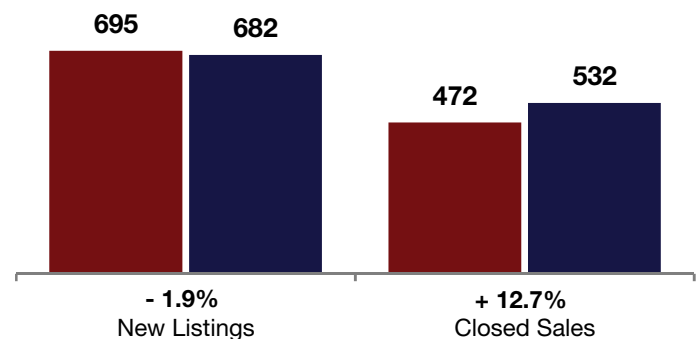
### December

■ 2017 ■ 2018

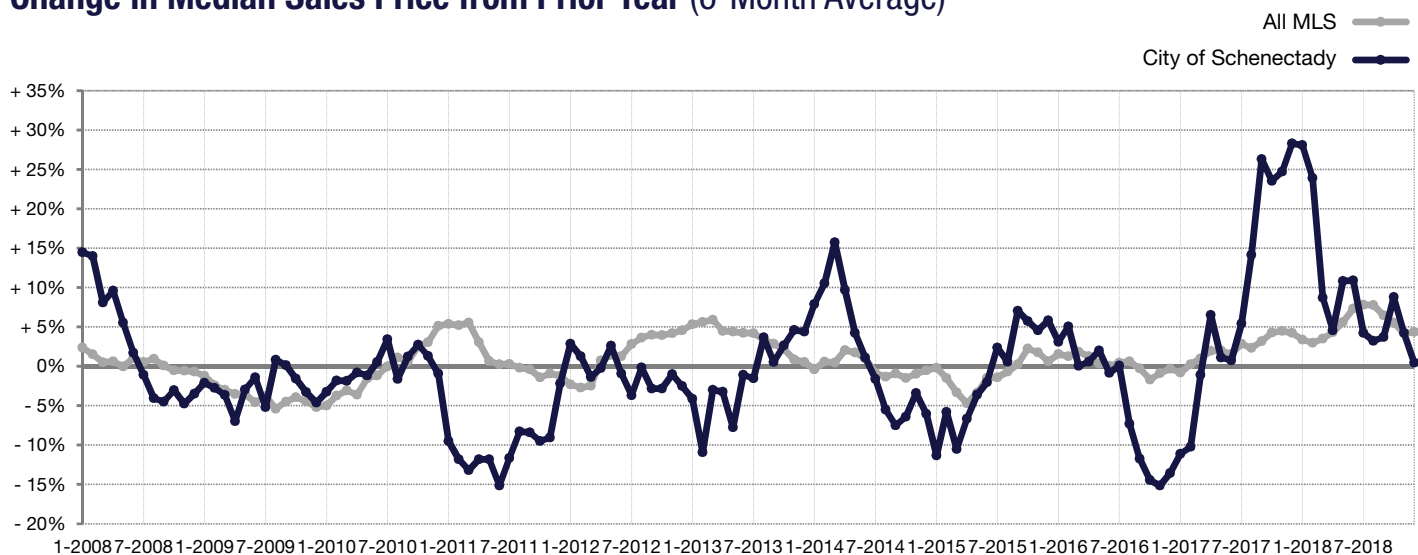


### Year to Date

■ 2017 ■ 2018



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



1-20087-20081-20097-20091-20107-20101-20117-20111-20127-20121-20137-20131-20147-20141-20157-20151-20167-20161-20177-20171-20187-2018

\*\* 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 January 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.