

Local Market Update – December 2018

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



Schenectady County

- 8.3%

Change in
New Listings

- 16.1%

Change in
Closed Sales

+ 6.3%

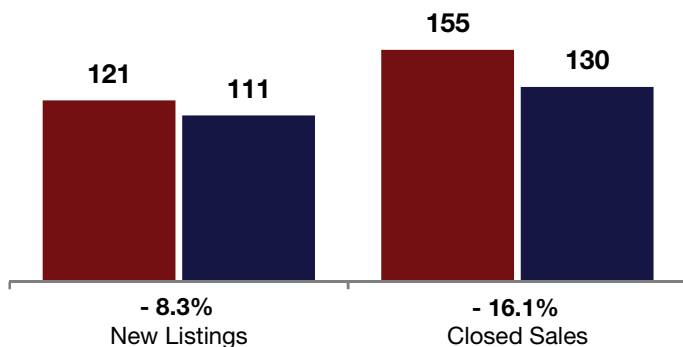
Change in
Median Sales Price

	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	121	111	- 8.3%	2,600	2,507	- 3.6%
Closed Sales	155	130	- 16.1%	1,830	1,871	+ 2.2%
Median Sales Price*	\$159,900	\$170,000	+ 6.3%	\$159,000	\$170,000	+ 6.9%
Percent of Original List Price Received*	92.5%	93.7%	+ 1.3%	94.0%	95.4%	+ 1.5%
Days on Market Until Sale	62	50	- 18.8%	60	51	- 15.3%
Inventory of Homes for Sale	578	478	- 17.3%	--	--	--
Months Supply of Inventory	3.7	3.0	- 19.3%	--	--	--

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

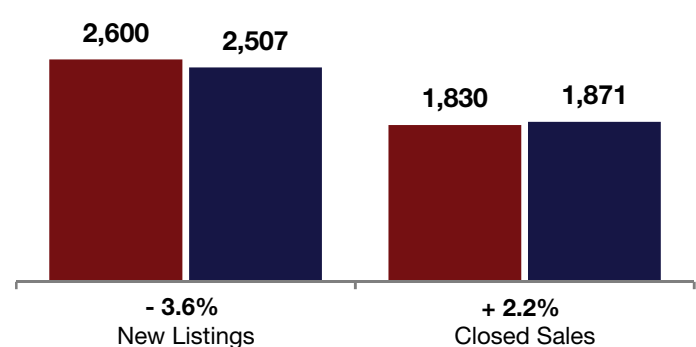
December

■ 2017 ■ 2018

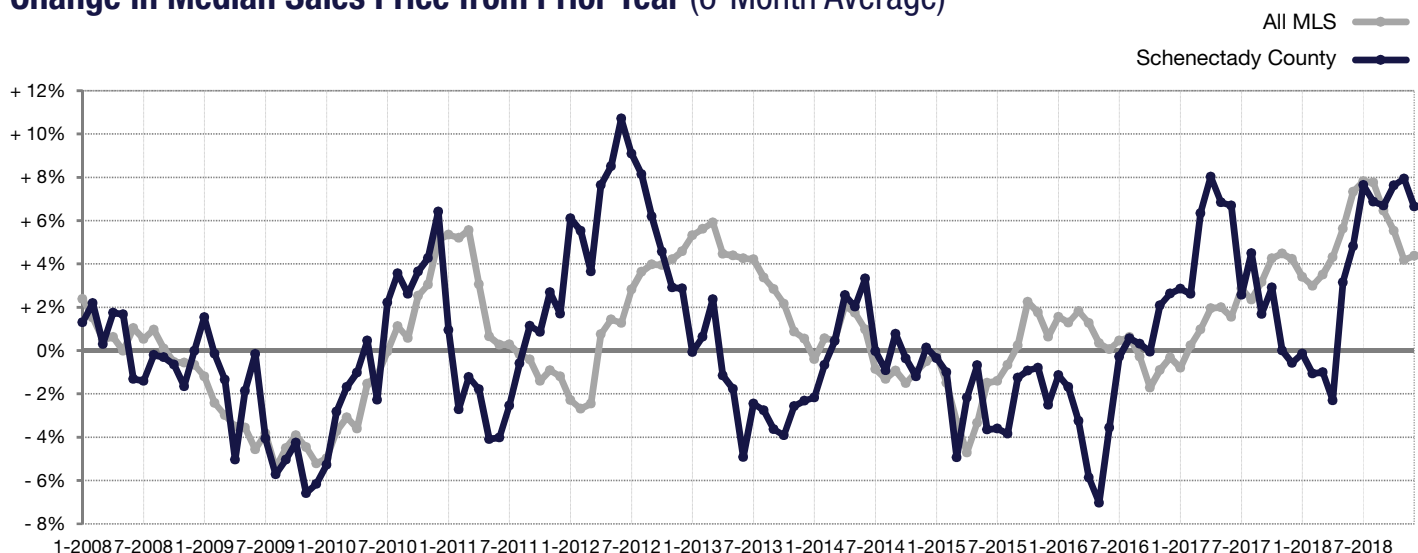


Year to Date

■ 2017 ■ 2018



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



** 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.