

# Local Market Update – January 2019

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



## Schenectady County

**+ 17.0%**

Change in  
New Listings

**- 15.5%**

Change in  
Closed Sales

**+ 23.0%**

Change in  
Median Sales Price

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	141	165	+ 17.0%	141	165	+ 17.0%
Closed Sales	116	98	- 15.5%	116	98	- 15.5%
Median Sales Price*	\$140,500	<b>\$172,840</b>	+ 23.0%	\$140,500	<b>\$172,840</b>	+ 23.0%
Percent of Original List Price Received*	91.8%	<b>93.8%</b>	+ 2.2%	91.8%	<b>93.8%</b>	+ 2.2%
Days on Market Until Sale	64	<b>47</b>	- 26.2%	64	<b>47</b>	- 26.2%
Inventory of Homes for Sale	503	<b>474</b>	- 5.8%	--	--	--
Months Supply of Inventory	3.3	<b>3.1</b>	- 5.8%	--	--	--

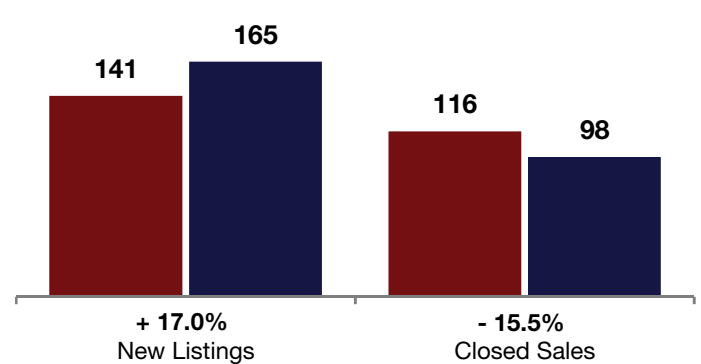
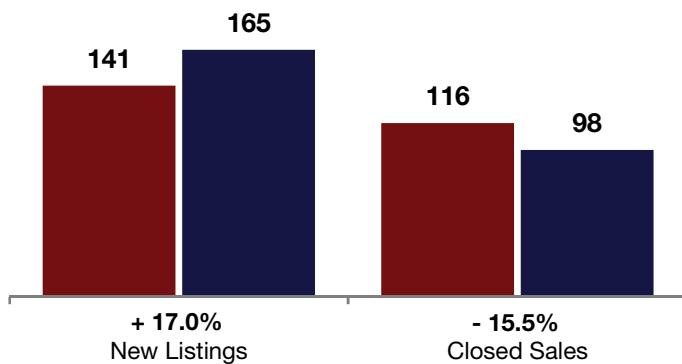
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

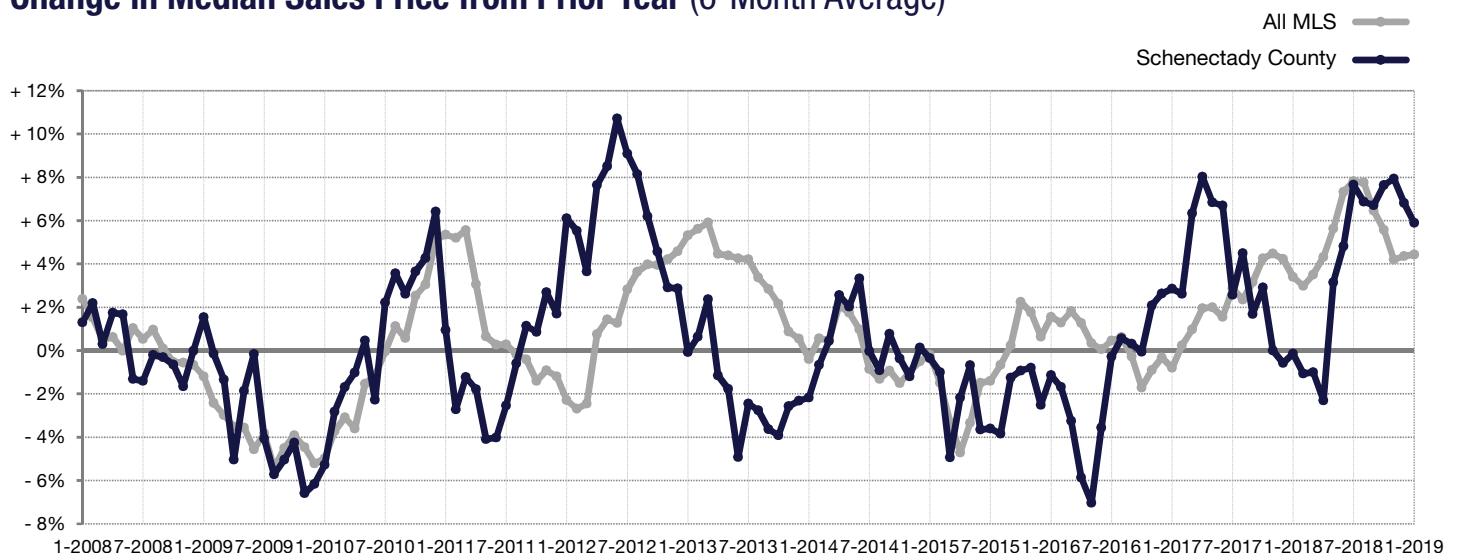
■ 2018 ■ 2019

### Year to Date

■ 2018 ■ 2019



### 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 1-2019

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