

Local Market Update – February 2019

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



- 29.8%

+ 34.8%

+ 51.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Schenectady

February

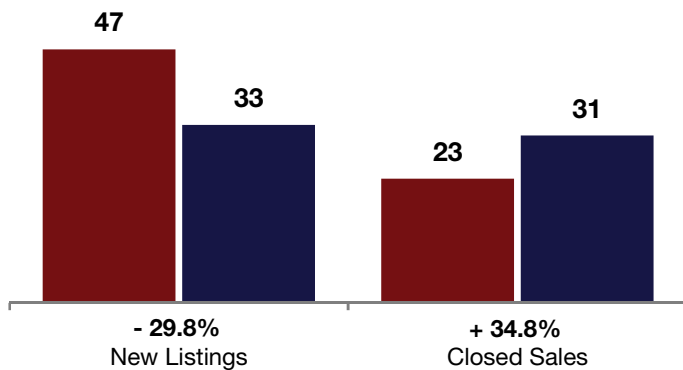
Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	47	33	- 29.8%	100	72	- 28.0%
Closed Sales	23	31	+ 34.8%	57	56	- 1.8%
Median Sales Price*	\$88,500	\$134,000	+ 51.4%	\$85,150	\$126,000	+ 48.0%
Percent of Original List Price Received*	94.1%	95.8%	+ 1.8%	91.7%	94.2%	+ 2.7%
Days on Market Until Sale	82	46	- 43.6%	78	44	- 43.8%
Inventory of Homes for Sale	156	102	- 34.6%	--	--	--
Months Supply of Inventory	3.7	2.3	- 36.4%	--	--	--

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

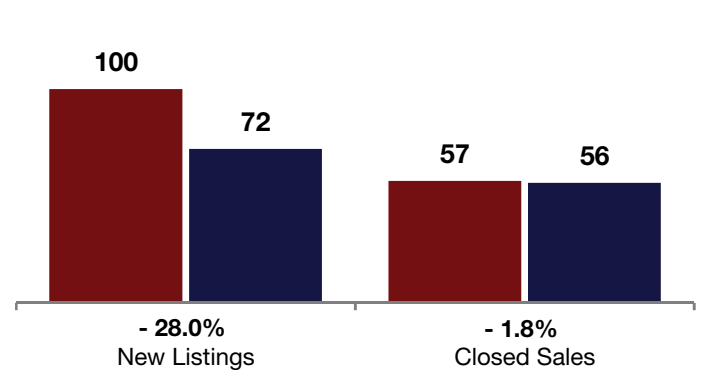
February

■ 2018 ■ 2019

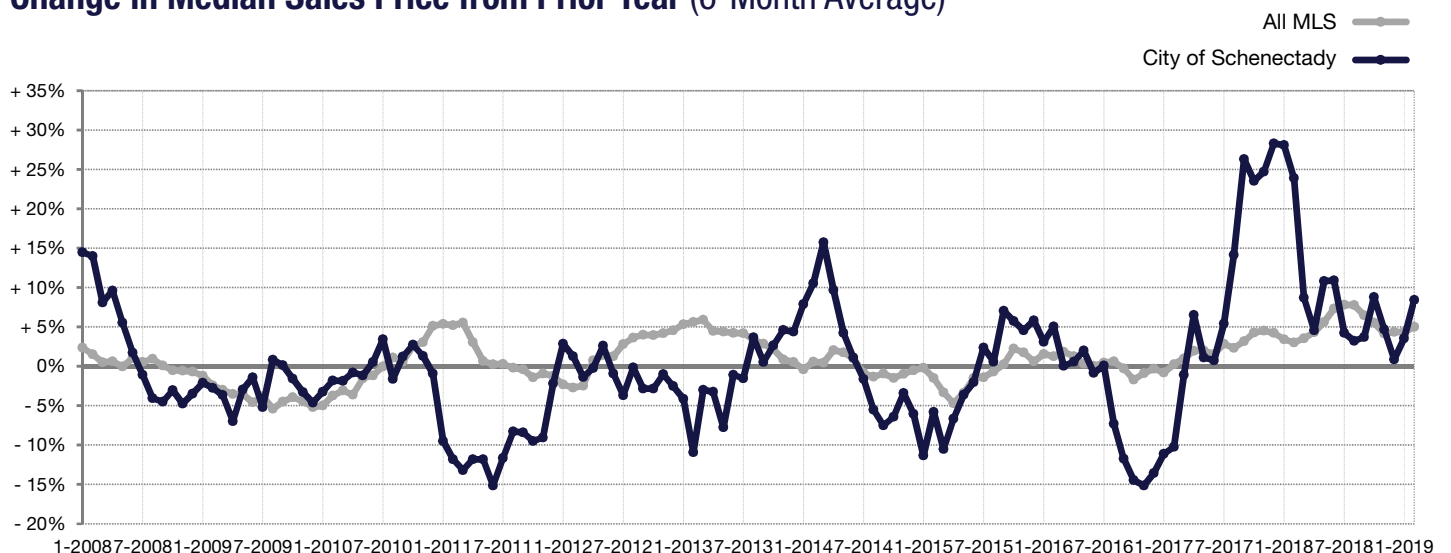


Year to Date

■ 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 March 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.