

# Local Market Update – January 2020

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



## City of Schenectady

**+ 45.5%**

**+ 23.1%**

**- 0.9%**

Change in  
New Listings

Change in  
Closed Sales

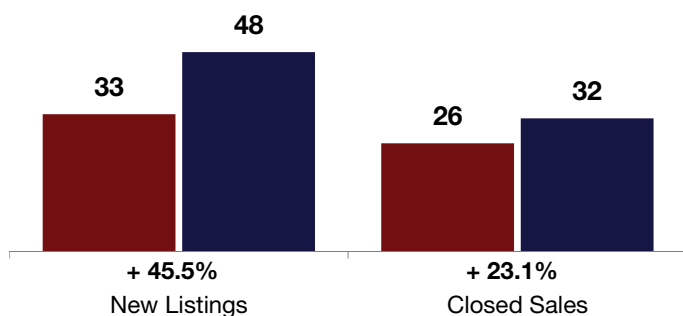
Change in  
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	33	48	+ 45.5%	33	48	+ 45.5%
Closed Sales	26	32	+ 23.1%	26	32	+ 23.1%
Median Sales Price*	\$111,250	\$110,240	- 0.9%	\$111,250	\$110,240	- 0.9%
Percent of Original List Price Received*	91.2%	95.3%	+ 4.4%	91.2%	95.3%	+ 4.4%
Days on Market Until Sale	47	52	+ 10.4%	47	52	+ 10.4%
Inventory of Homes for Sale	116	97	- 16.4%	--	--	--
Months Supply of Inventory	2.6	2.4	- 6.8%	--	--	--

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

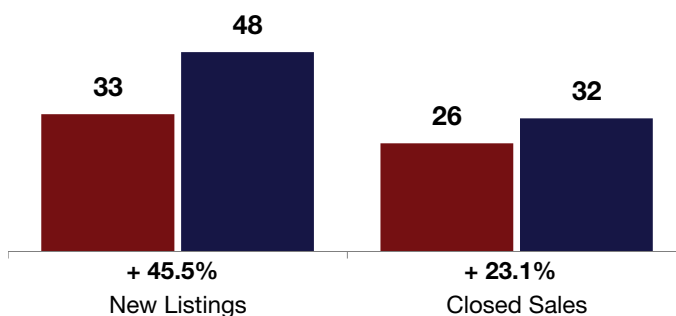
### January

■ 2019 ■ 2020



### Year to Date

■ 2019 ■ 2020



### 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.