

# Local Market Update – February 2020

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



## City of Schenectady

**+ 32.3%**

Change in  
New Listings

**+ 6.1%**

Change in  
Closed Sales

**+ 9.0%**

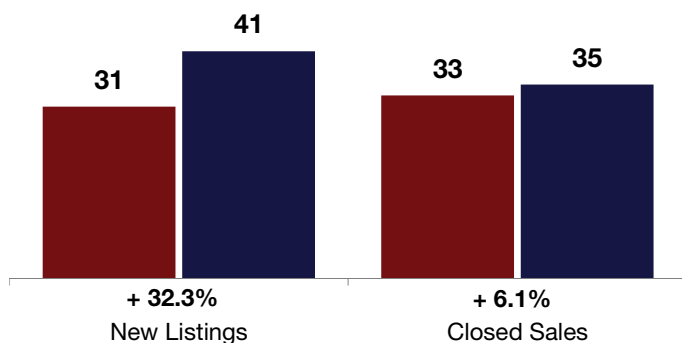
Change in  
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	31	41	+ 32.3%	64	89	+ 39.1%
Closed Sales	33	35	+ 6.1%	59	68	+ 15.3%
Median Sales Price*	\$128,000	\$139,500	+ 9.0%	\$122,450	\$129,320	+ 5.6%
Percent of Original List Price Received*	94.9%	94.5%	- 0.5%	93.3%	94.8%	+ 1.6%
Days on Market Until Sale	48	36	- 26.3%	48	44	- 8.2%
Inventory of Homes for Sale	112	101	- 9.8%	--	--	--
Months Supply of Inventory	2.6	2.5	- 4.6%	--	--	--

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

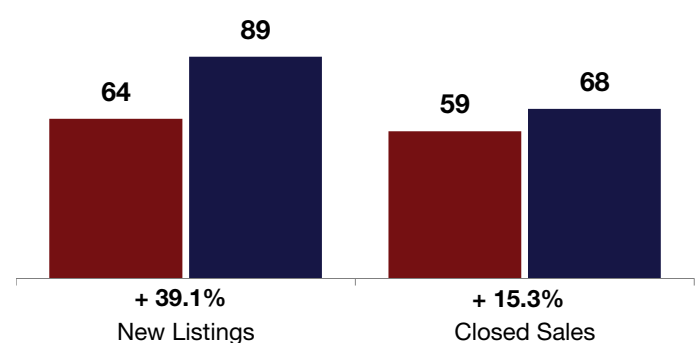
### February

■ 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.