

Local Market Update – March 2020

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



City of Schenectady

- 41.4%

+ 21.4%

+ 23.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	58	34	- 41.4%	122	123	+ 0.8%
Closed Sales	28	34	+ 21.4%	87	102	+ 17.2%
Median Sales Price*	\$99,950	\$123,000	+ 23.1%	\$112,500	\$127,500	+ 13.3%
Percent of Original List Price Received*	102.2%	92.2%	- 9.8%	96.1%	93.9%	- 2.3%
Days on Market Until Sale	51	36	- 29.7%	49	41	- 15.6%
Inventory of Homes for Sale	111	94	- 15.3%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.4%	--	--	--

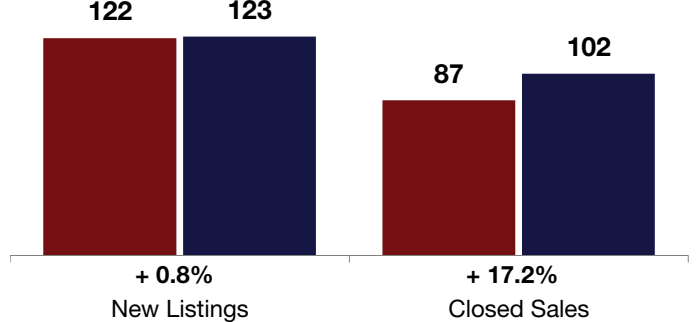
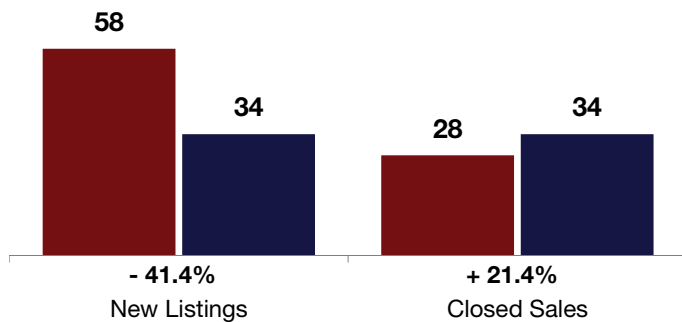
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 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.