

Local Market Update – April 2020

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



City of Schenectady

- 41.9%

Change in
New Listings

- 23.1%

Change in
Closed Sales

+ 27.5%

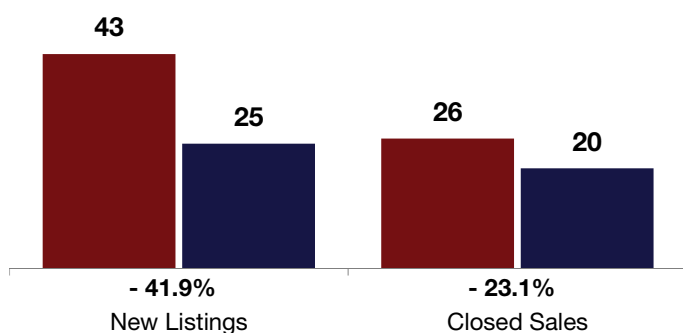
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	43	25	- 41.9%	165	148	- 10.3%
Closed Sales	26	20	- 23.1%	112	124	+ 10.7%
Median Sales Price*	\$112,000	\$142,750	+ 27.5%	\$112,500	\$129,320	+ 15.0%
Percent of Original List Price Received*	94.6%	92.8%	- 1.8%	96.1%	93.7%	- 2.4%
Days on Market Until Sale	56	58	+ 4.7%	50	44	- 10.7%
Inventory of Homes for Sale	111	91	- 18.0%	--	--	--
Months Supply of Inventory	2.7	2.4	- 10.1%	--	--	--

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

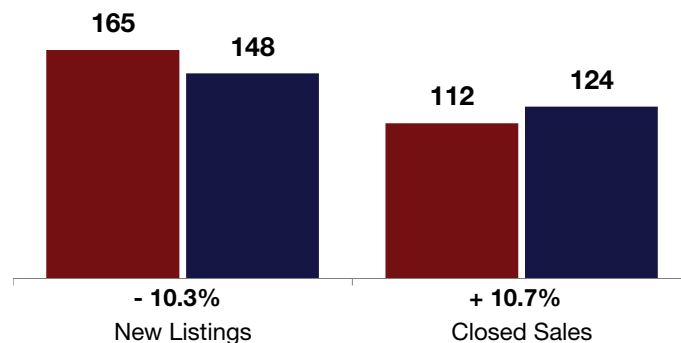
April

■ 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.