

# Local Market Update – July 2020

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



## City of Schenectady

**+ 4.3%**

Change in  
New Listings

**- 2.4%**

Change in  
Closed Sales

**+ 7.2%**

Change in  
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	69	72	+ 4.3%	361	311	- 13.9%
Closed Sales	42	41	- 2.4%	239	218	- 8.8%
Median Sales Price*	\$130,500	<b>\$139,900</b>	+ 7.2%	\$118,740	<b>\$133,000</b>	+ 12.0%
Percent of Original List Price Received*	95.9%	<b>98.9%</b>	+ 3.1%	96.6%	<b>95.3%</b>	- 1.4%
Days on Market Until Sale	40	<b>34</b>	- 16.4%	45	<b>42</b>	- 7.4%
Inventory of Homes for Sale	125	<b>91</b>	- 27.2%	--	--	--
Months Supply of Inventory	3.1	<b>2.5</b>	- 19.2%	--	--	--

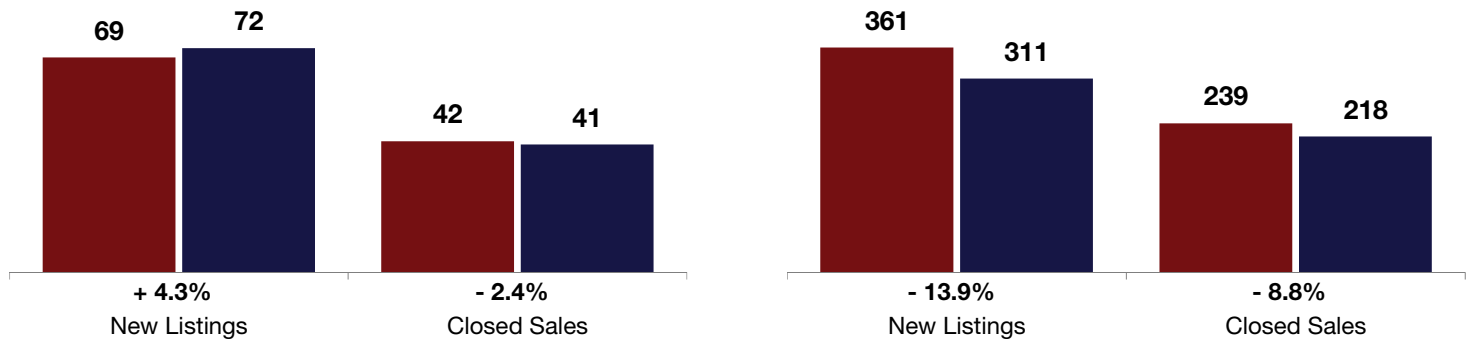
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

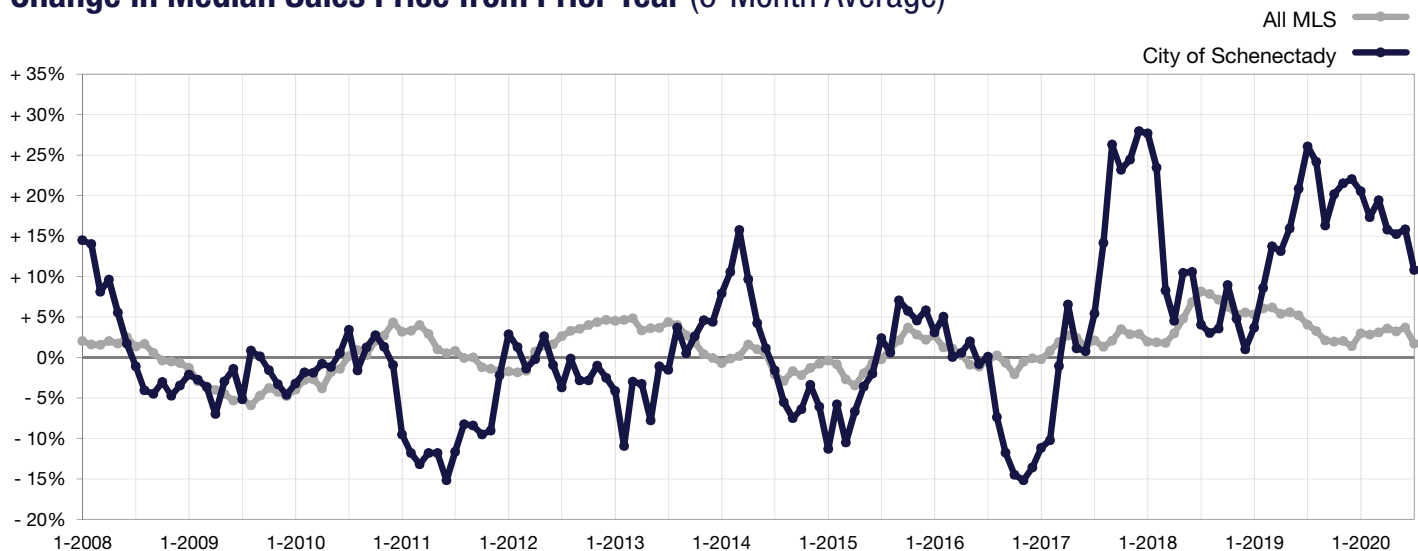
■ 2019 ■ 2020

### 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.