

# Local Market Update – May 2019

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



## City of Schenectady

**- 25.3%**

**0.0%**

**+ 12.5%**

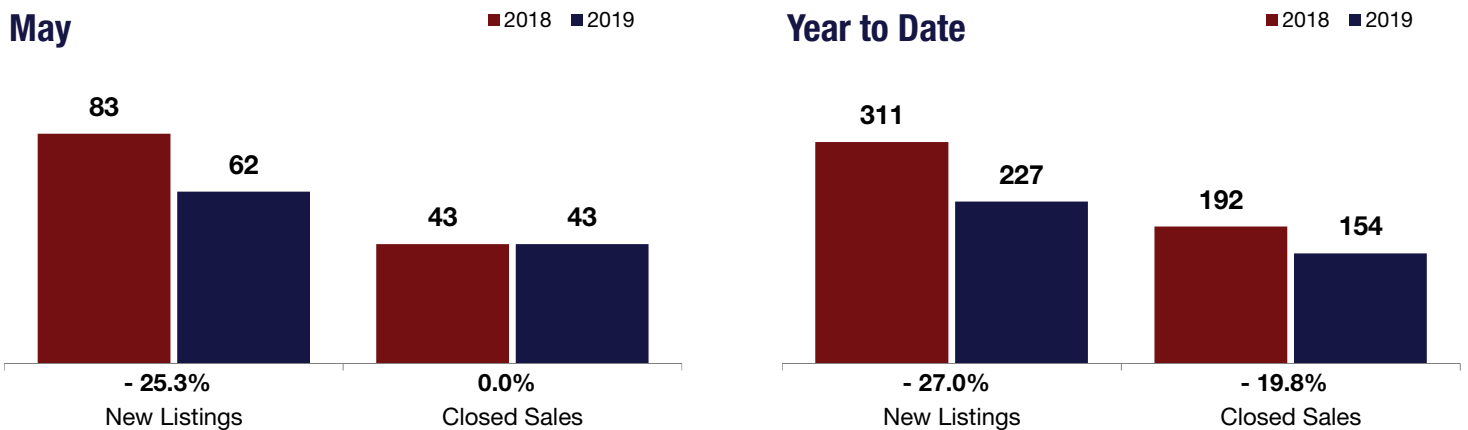
Change in  
New Listings

Change in  
Closed Sales

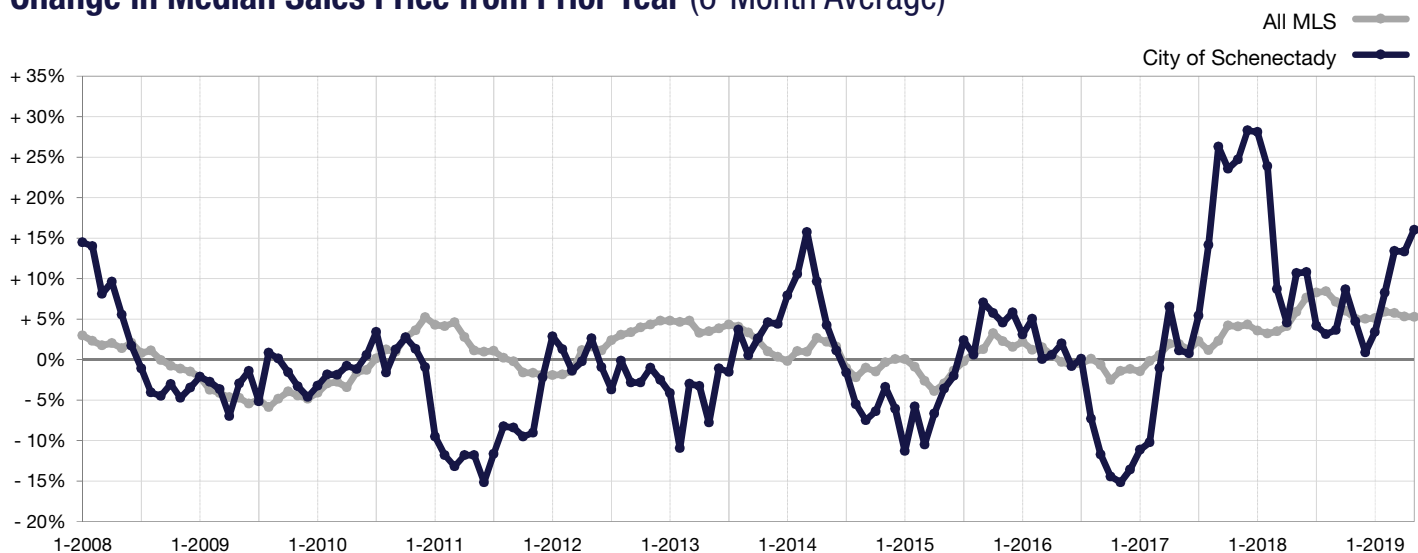
Change in  
Median Sales Price

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	83	62	- 25.3%	311	227	- 27.0%
Closed Sales	43	43	0.0%	192	154	- 19.8%
Median Sales Price*	\$104,900	<b>\$118,000</b>	+ 12.5%	\$97,900	<b>\$113,000</b>	+ 15.4%
Percent of Original List Price Received*	95.9%	<b>99.6%</b>	+ 3.9%	93.4%	<b>97.2%</b>	+ 4.0%
Days on Market Until Sale	74	42	- 42.9%	78	47	- 40.5%
Inventory of Homes for Sale	167	102	- 38.9%	--	--	--
Months Supply of Inventory	3.9	2.5	- 36.8%	--	--	--

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



### 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.