

Local Market Update – July 2019

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



City of Schenectady

+ 19.0%

- 36.5%

+ 25.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	58	69	+ 19.0%	447	362	- 19.0%
Closed Sales	63	40	- 36.5%	307	234	- 23.8%
Median Sales Price*	\$105,000	\$132,000	+ 25.7%	\$98,580	\$122,000	+ 23.8%
Percent of Original List Price Received*	95.2%	96.8%	+ 1.6%	93.9%	97.1%	+ 3.3%
Days on Market Until Sale	37	41	+ 10.5%	67	44	- 33.8%
Inventory of Homes for Sale	170	120	- 29.4%	--	--	--
Months Supply of Inventory	3.8	2.9	- 23.2%	--	--	--

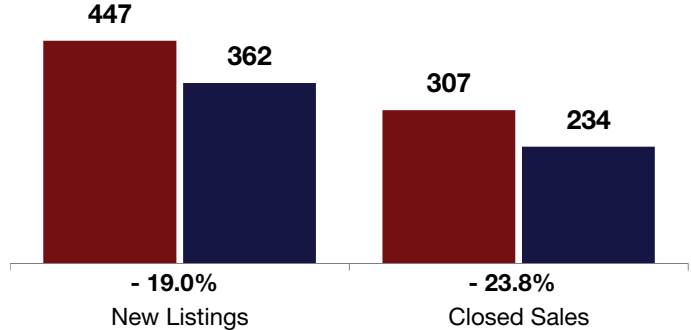
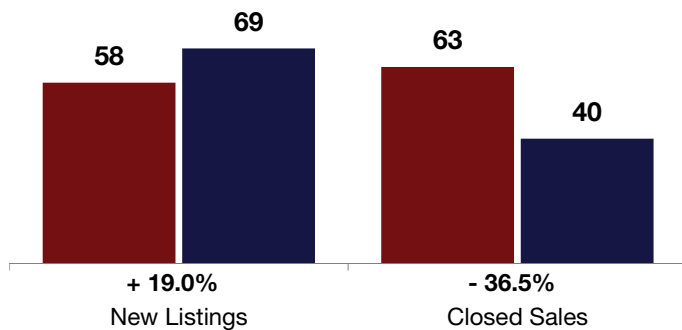
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

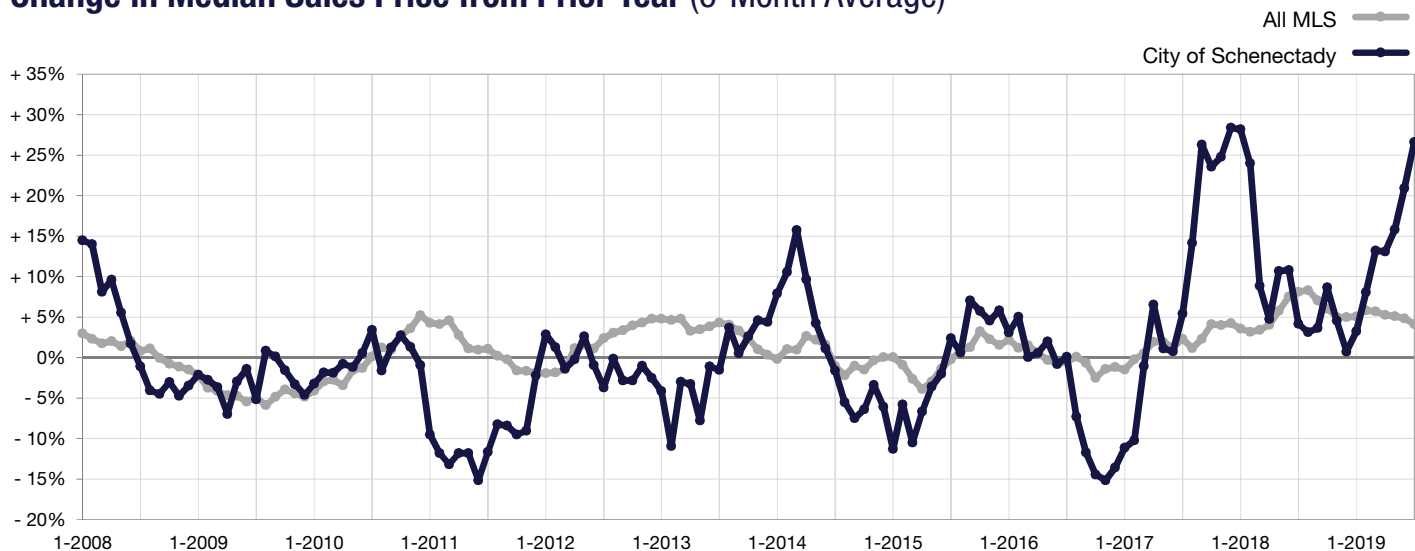
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.