

Local Market Update – August 2019

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



City of Schenectady

- 9.8%

Change in
New Listings

- 9.8%

Change in
Closed Sales

+ 3.0%

Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	61	55	- 9.8%	508	417	- 17.9%
Closed Sales	51	46	- 9.8%	358	284	- 20.7%
Median Sales Price*	\$124,500	\$128,200	+ 3.0%	\$100,700	\$122,500	+ 21.6%
Percent of Original List Price Received*	98.0%	98.6%	+ 0.6%	94.5%	97.0%	+ 2.6%
Days on Market Until Sale	32	19	- 41.5%	62	41	- 32.9%
Inventory of Homes for Sale	155	126	- 18.7%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.7%	--	--	--

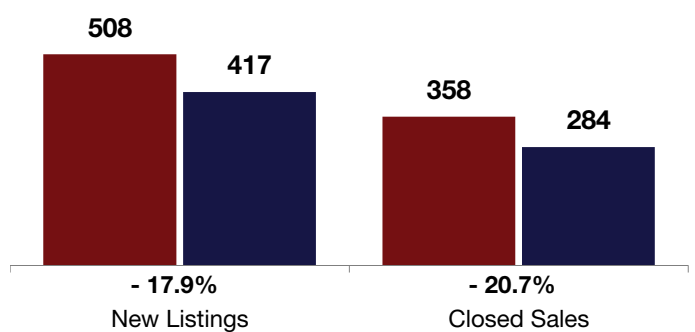
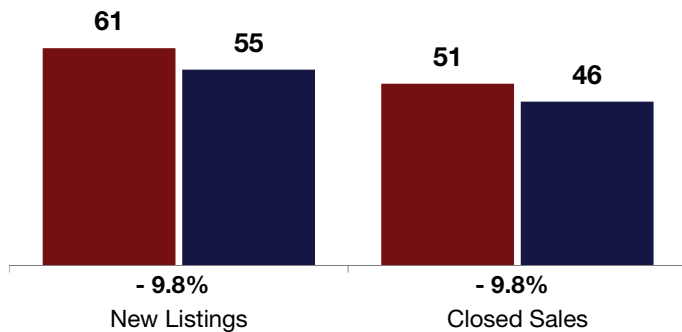
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

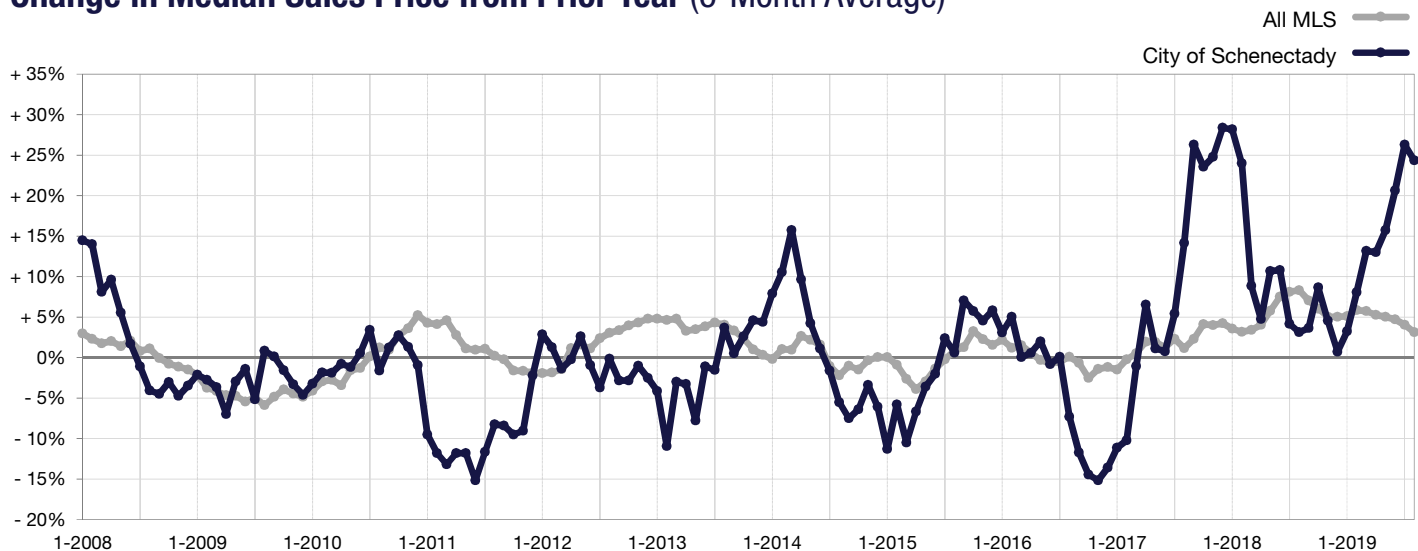
■ 2018 ■ 2019

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.