

Local Market Update – September 2019

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



City of Schenectady

- 30.9% **- 11.1%** **+ 36.7%**

Change in
New Listings

Change in
Closed Sales

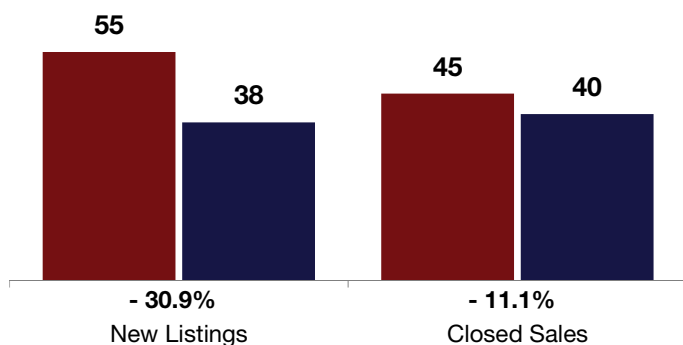
Change in
Median Sales Price

	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	55	38	- 30.9%	563	455	- 19.2%
Closed Sales	45	40	- 11.1%	404	327	- 19.1%
Median Sales Price*	\$105,000	\$143,500	+ 36.7%	\$101,532	\$125,000	+ 23.1%
Percent of Original List Price Received*	94.8%	99.1%	+ 4.5%	94.5%	97.2%	+ 2.8%
Days on Market Until Sale	46	19	- 58.6%	60	39	- 34.8%
Inventory of Homes for Sale	159	123	- 22.6%	--	--	--
Months Supply of Inventory	3.6	3.1	- 12.7%	--	--	--

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

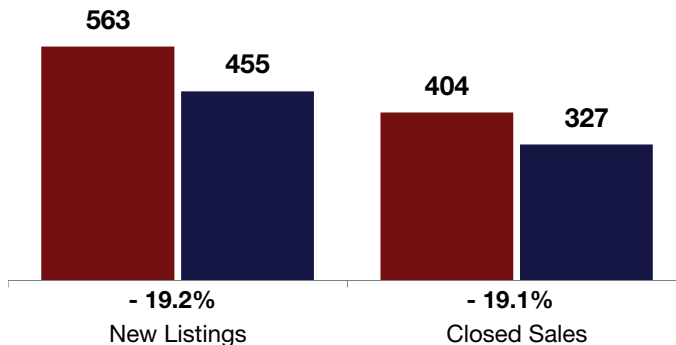
September

■ 2018 ■ 2019

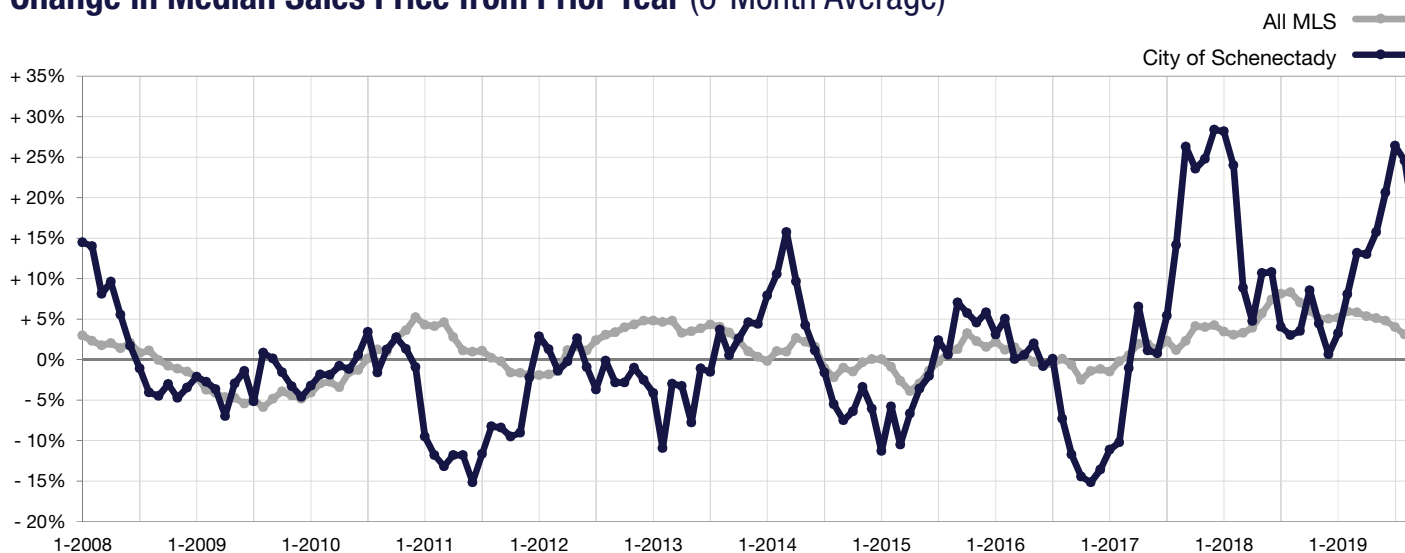


Year to Date

■ 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.