

Local Market Update – November 2019

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



City of Schenectady

- 8.7%

Change in
New Listings

- 23.1%

Change in
Closed Sales

+ 12.5%

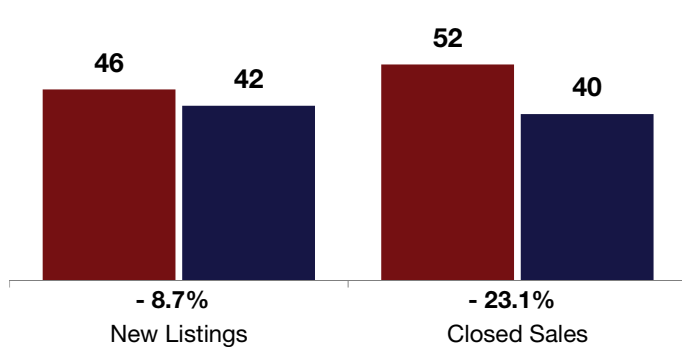
Change in
Median Sales Price

	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	46	42	- 8.7%	650	545	- 16.2%
Closed Sales	52	40	- 23.1%	505	412	- 18.4%
Median Sales Price*	\$109,750	\$123,500	+ 12.5%	\$104,390	\$125,000	+ 19.7%
Percent of Original List Price Received*	94.5%	94.0%	- 0.5%	94.5%	96.9%	+ 2.5%
Days on Market Until Sale	31	34	+ 7.9%	56	37	- 33.8%
Inventory of Homes for Sale	131	110	- 16.0%	--	--	--
Months Supply of Inventory	2.9	2.8	- 2.8%	--	--	--

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

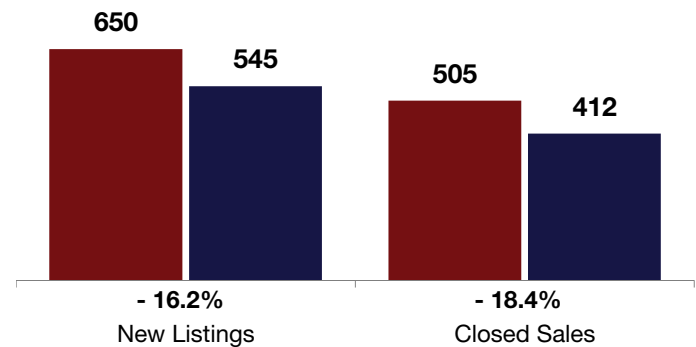
November

■ 2018 ■ 2019

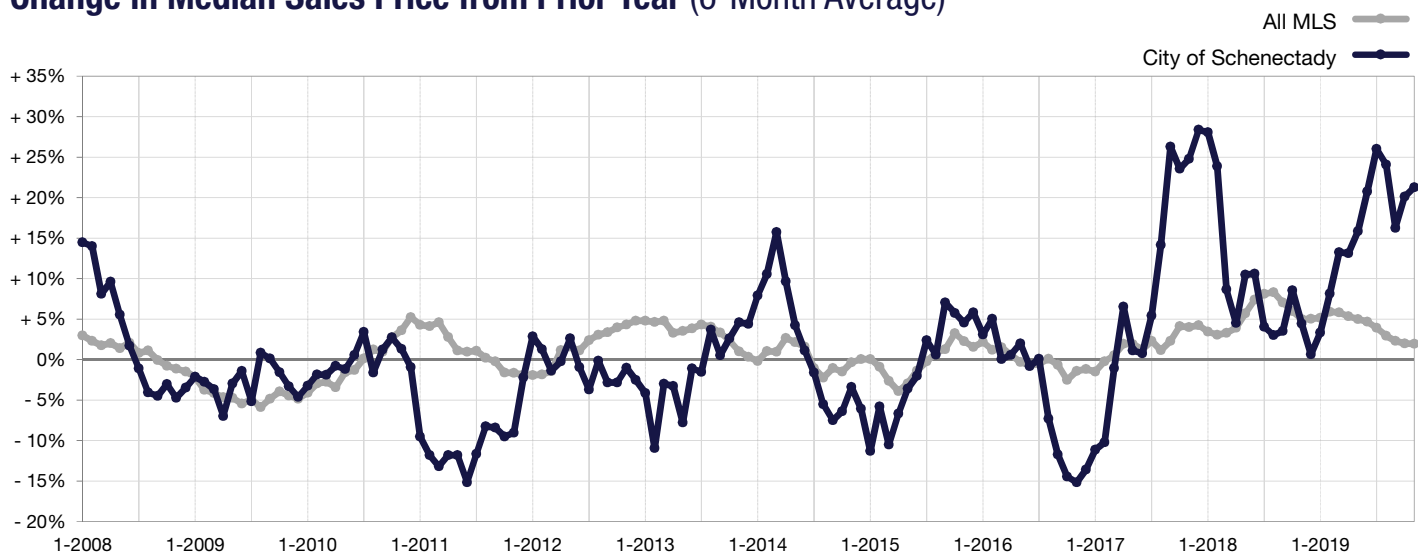


Year to Date

■ 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.