

# Local Market Update – March 2019

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



## City of Schenectady

**- 10.9%**

Change in  
New Listings

**- 46.9%**

Change in  
Closed Sales

**+ 17.6%**

Change in  
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	64	57	- 10.9%	164	125	- 23.8%
Closed Sales	49	26	- 46.9%	106	84	- 20.8%
Median Sales Price*	\$88,000	<b>\$103,500</b>	+ 17.6%	\$86,520	<b>\$113,000</b>	+ 30.6%
Percent of Original List Price Received*	91.9%	<b>102.5%</b>	+ 11.6%	91.8%	<b>96.4%</b>	+ 5.0%
Days on Market Until Sale	105	<b>53</b>	- 49.5%	90	<b>48</b>	- 47.3%
Inventory of Homes for Sale	168	<b>105</b>	- 37.5%	--	--	--
Months Supply of Inventory	4.0	<b>2.4</b>	- 40.7%	--	--	--

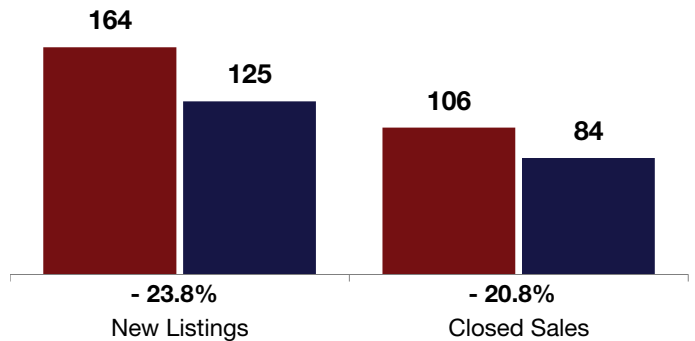
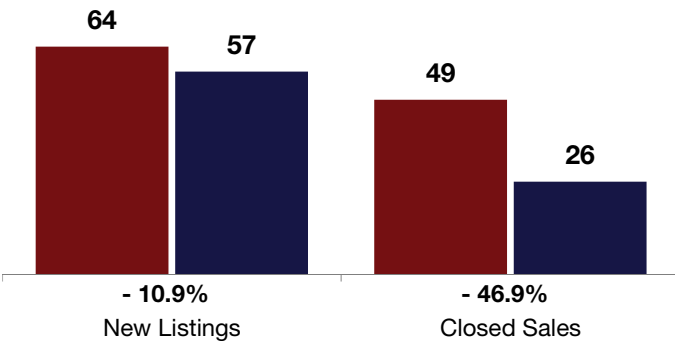
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

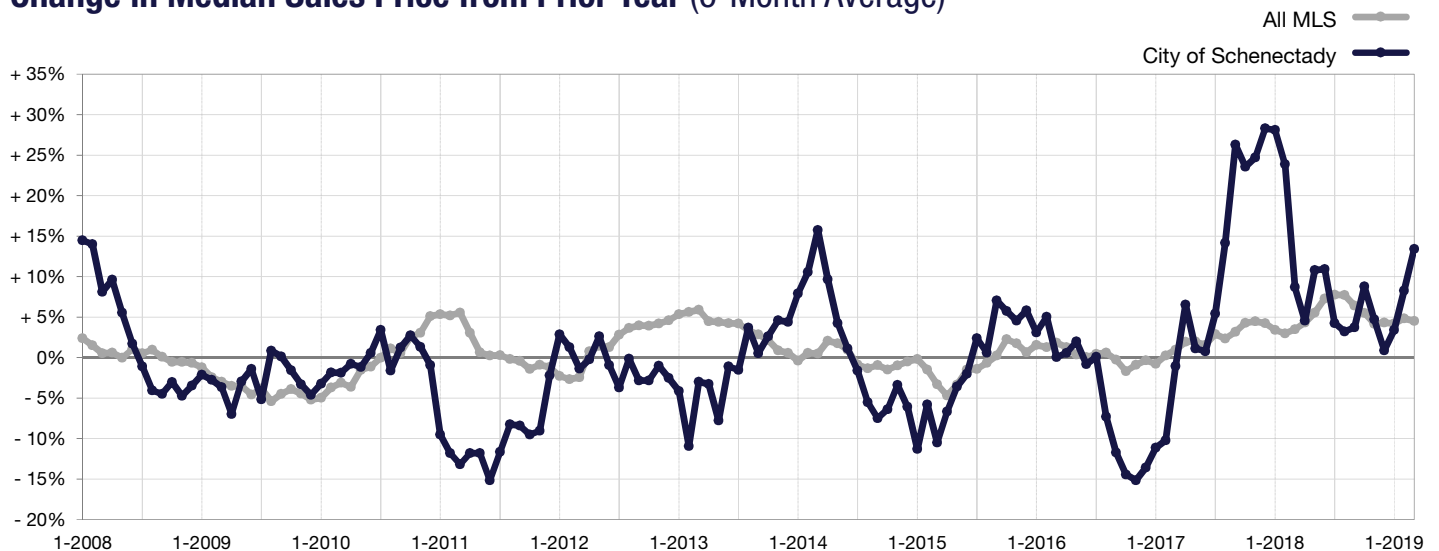
■ 2018 ■ 2019

### 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.