

Local Market Update – February 2020

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



Schenectady County

+ 8.9%

Change in
New Listings

- 7.3%

Change in
Closed Sales

- 0.4%

Change in
Median Sales Price

February

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	135	147	+ 8.9%	300	324	+ 8.0%
Closed Sales	109	101	- 7.3%	217	217	0.0%
Median Sales Price*	\$171,250	\$170,650	- 0.4%	\$172,500	\$165,000	- 4.3%
Percent of Original List Price Received*	94.5%	95.1%	+ 0.6%	93.8%	95.1%	+ 1.4%
Days on Market Until Sale	56	60	+ 6.7%	53	54	+ 2.6%
Inventory of Homes for Sale	472	375	- 20.6%	--	--	--
Months Supply of Inventory	3.1	2.4	- 20.9%	--	--	--

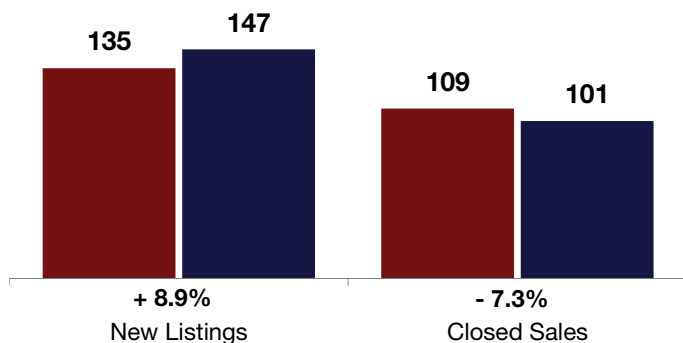
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.