

Local Market Update – April 2020

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



Schenectady County

- 54.2%

Change in
New Listings

- 2.7%

Change in
Closed Sales

+ 8.9%

Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	236	108	- 54.2%	756	600	- 20.6%
Closed Sales	113	110	- 2.7%	424	434	+ 2.4%
Median Sales Price*	\$163,000	\$177,500	+ 8.9%	\$162,000	\$170,000	+ 4.9%
Percent of Original List Price Received*	95.1%	95.7%	+ 0.7%	94.7%	95.1%	+ 0.4%
Days on Market Until Sale	60	58	- 2.5%	56	55	- 1.3%
Inventory of Homes for Sale	480	342	- 28.8%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.3%	--	--	--

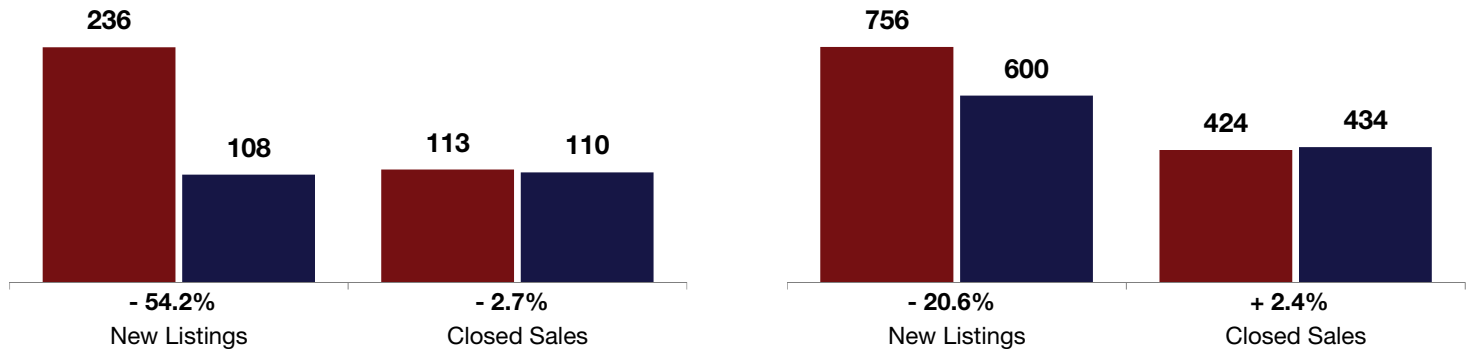
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.