

# Local Market Update – May 2020

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



## Schenectady County

**- 33.5%**

Change in  
New Listings

**- 45.7%**

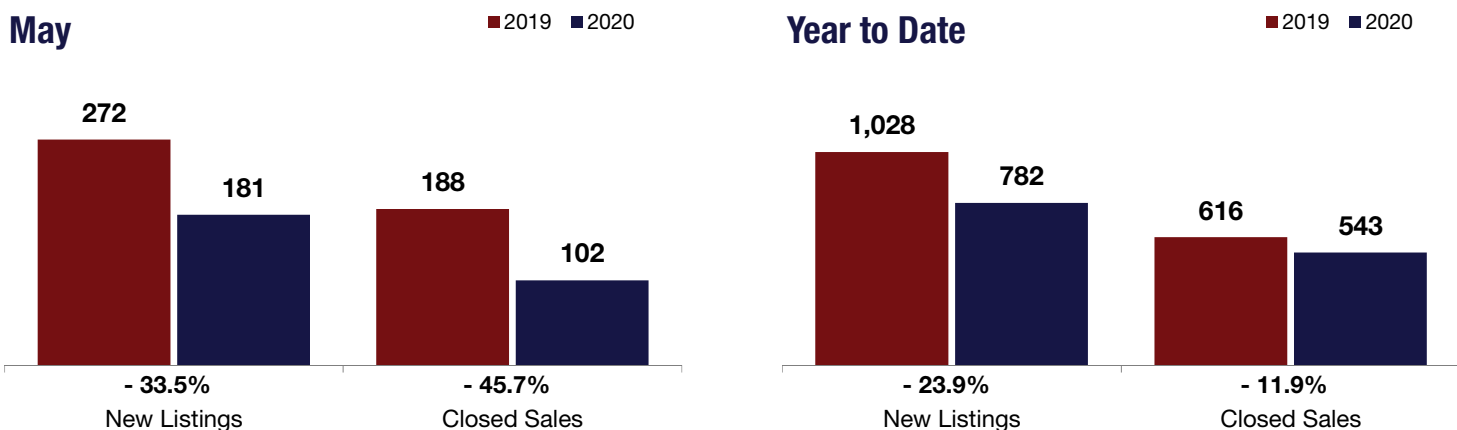
Change in  
Closed Sales

**+ 10.4%**

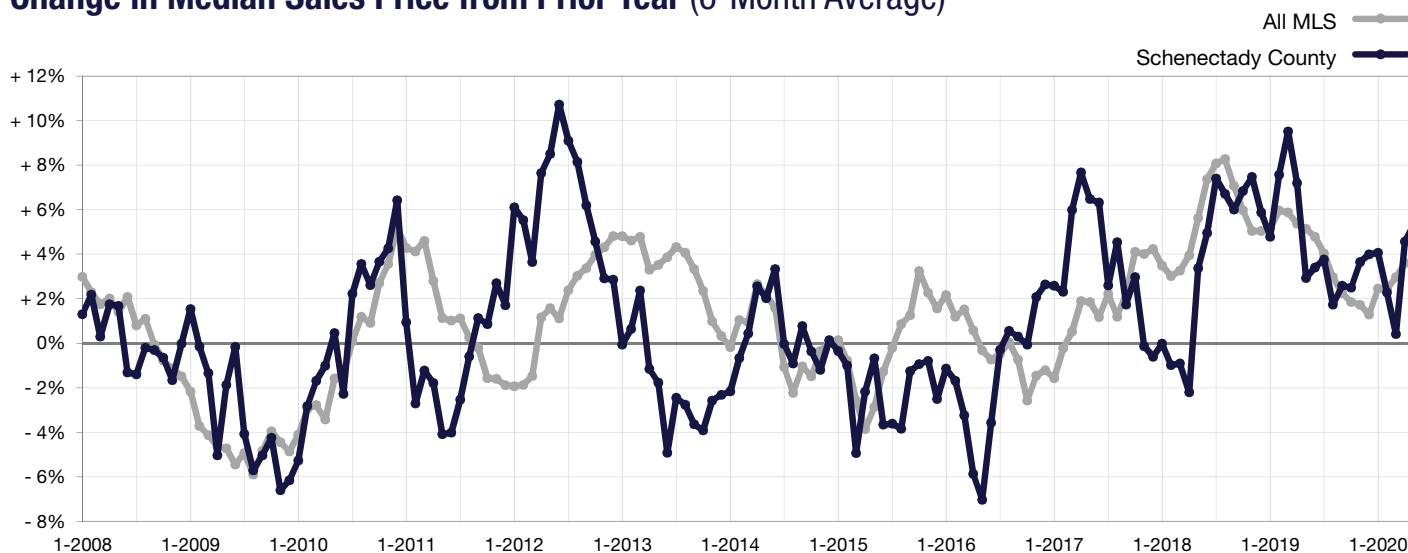
Change in  
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	272	181	- 33.5%	1,028	782	- 23.9%
Closed Sales	188	102	- 45.7%	616	543	- 11.9%
Median Sales Price*	\$172,175	<b>\$190,000</b>	+ 10.4%	\$166,210	<b>\$175,000</b>	+ 5.3%
Percent of Original List Price Received*	97.1%	<b>97.0%</b>	- 0.1%	95.4%	<b>95.4%</b>	+ 0.1%
Days on Market Until Sale	41	<b>43</b>	+ 3.2%	52	<b>52</b>	+ 1.1%
Inventory of Homes for Sale	501	<b>315</b>	- 37.1%	--	--	--
Months Supply of Inventory	3.3	<b>2.2</b>	- 32.8%	--	--	--

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



### 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.