

Local Market Update – May 2019

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



Schenectady County

- 13.8%

+ 14.0%

+ 2.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	305	263	- 13.8%	1,067	1,000	- 6.3%
Closed Sales	157	179	+ 14.0%	675	594	- 12.0%
Median Sales Price*	\$170,000	\$174,400	+ 2.6%	\$165,000	\$167,500	+ 1.5%
Percent of Original List Price Received*	96.3%	97.1%	+ 0.9%	94.8%	95.3%	+ 0.6%
Days on Market Until Sale	58	41	- 30.4%	65	51	- 20.6%
Inventory of Homes for Sale	527	483	- 8.3%	--	--	--
Months Supply of Inventory	3.3	3.3	- 2.5%	--	--	--

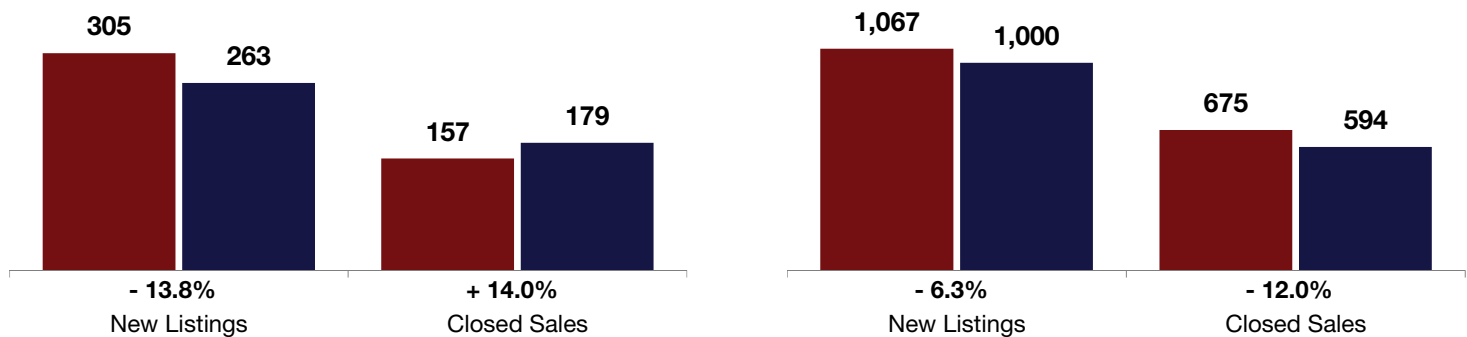
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

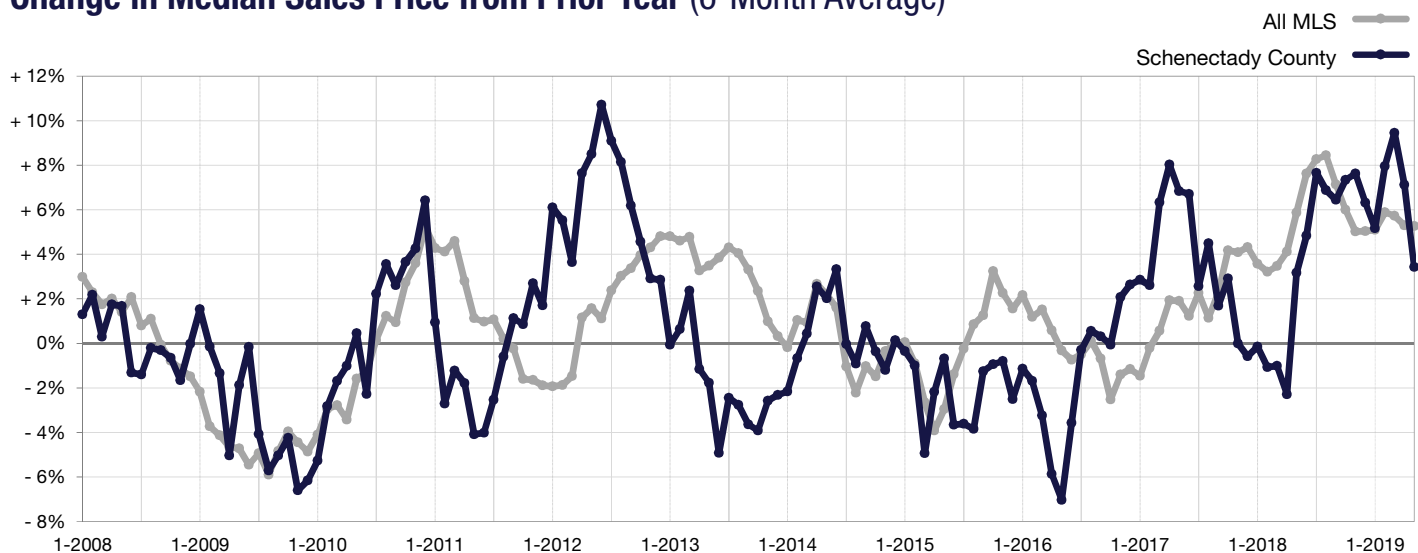
■ 2018 ■ 2019

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.