

Local Market Update – June 2019

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



Schenectady County

- 8.8%

Change in
New Listings

- 27.8%

Change in
Closed Sales

+ 7.4%

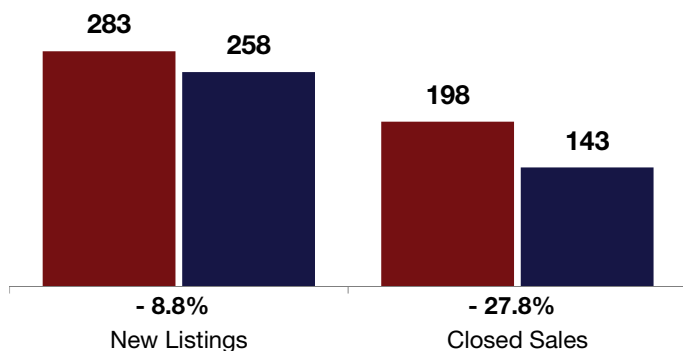
Change in
Median Sales Price

	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	283	258	- 8.8%	1,352	1,270	- 6.1%
Closed Sales	198	143	- 27.8%	876	747	- 14.7%
Median Sales Price*	\$175,000	\$188,000	+ 7.4%	\$165,500	\$172,500	+ 4.2%
Percent of Original List Price Received*	96.6%	97.5%	+ 0.9%	95.2%	95.8%	+ 0.7%
Days on Market Until Sale	45	38	- 15.5%	60	49	- 19.3%
Inventory of Homes for Sale	570	491	- 13.9%	--	--	--
Months Supply of Inventory	3.6	3.2	- 10.5%	--	--	--

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

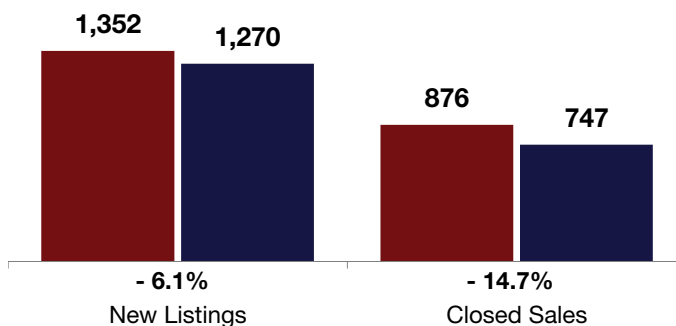
June

■ 2018 ■ 2019

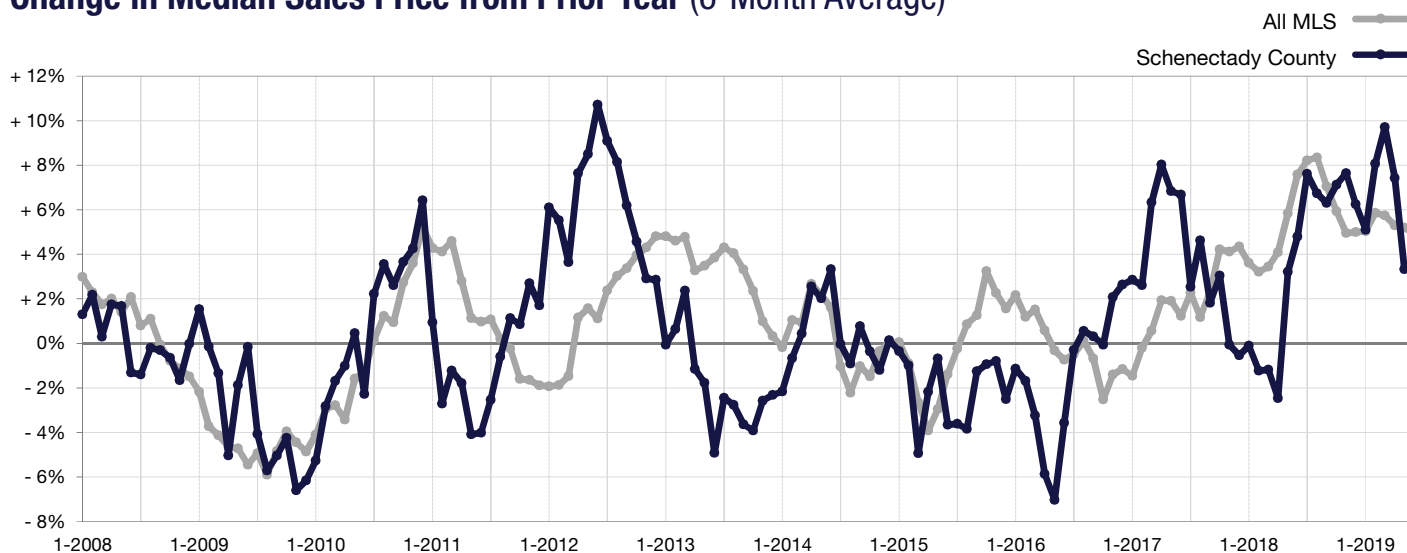


Year to Date

■ 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.