

# Local Market Update – July 2019

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



## Schenectady County

**+ 1.1%**

Change in  
New Listings

**- 1.5%**

Change in  
Closed Sales

**+ 5.6%**

Change in  
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	261	264	+ 1.1%	1,621	1,552	- 4.3%
Closed Sales	198	195	- 1.5%	1,080	962	- 10.9%
Median Sales Price*	\$180,000	\$190,000	+ 5.6%	\$169,900	\$175,000	+ 3.0%
Percent of Original List Price Received*	97.2%	96.7%	- 0.5%	95.6%	96.1%	+ 0.5%
Days on Market Until Sale	33	38	+ 16.0%	56	47	- 16.0%
Inventory of Homes for Sale	613	539	- 12.1%	--	--	--
Months Supply of Inventory	3.9	3.5	- 8.4%	--	--	--

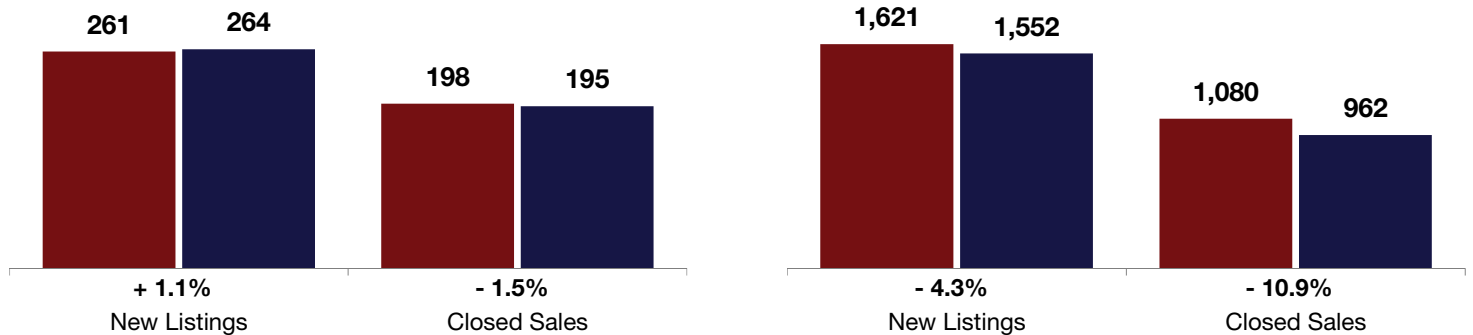
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

■ 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.