

Local Market Update – August 2019

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



Schenectady County

- 12.1%

+ 1.0%

+ 8.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	247	217	- 12.1%	1,868	1,768	- 5.4%
Closed Sales	197	199	+ 1.0%	1,277	1,170	- 8.4%
Median Sales Price*	\$169,900	\$183,500	+ 8.0%	\$169,900	\$175,000	+ 3.0%
Percent of Original List Price Received*	97.7%	97.4%	- 0.3%	95.9%	96.2%	+ 0.3%
Days on Market Until Sale	37	32	- 13.5%	53	45	- 15.4%
Inventory of Homes for Sale	605	546	- 9.8%	--	--	--
Months Supply of Inventory	3.8	3.6	- 3.9%	--	--	--

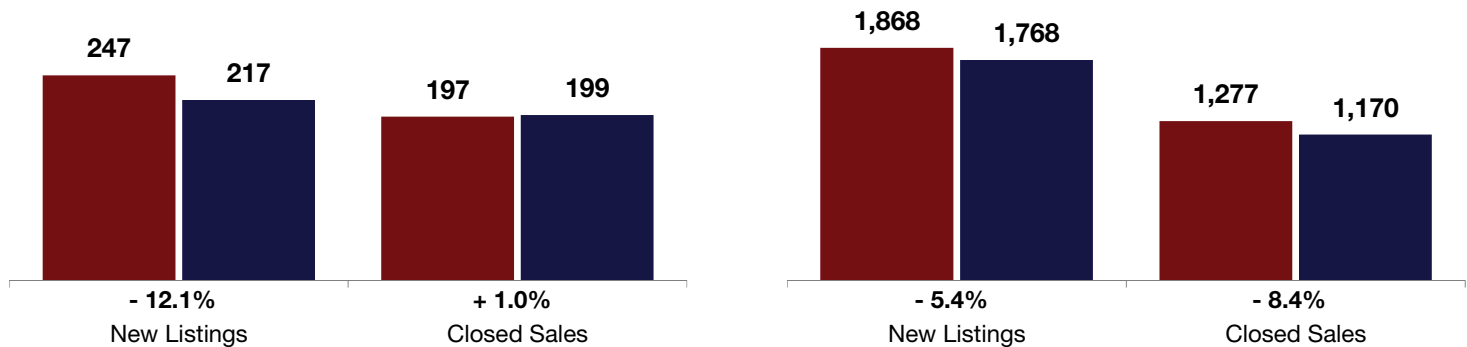
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

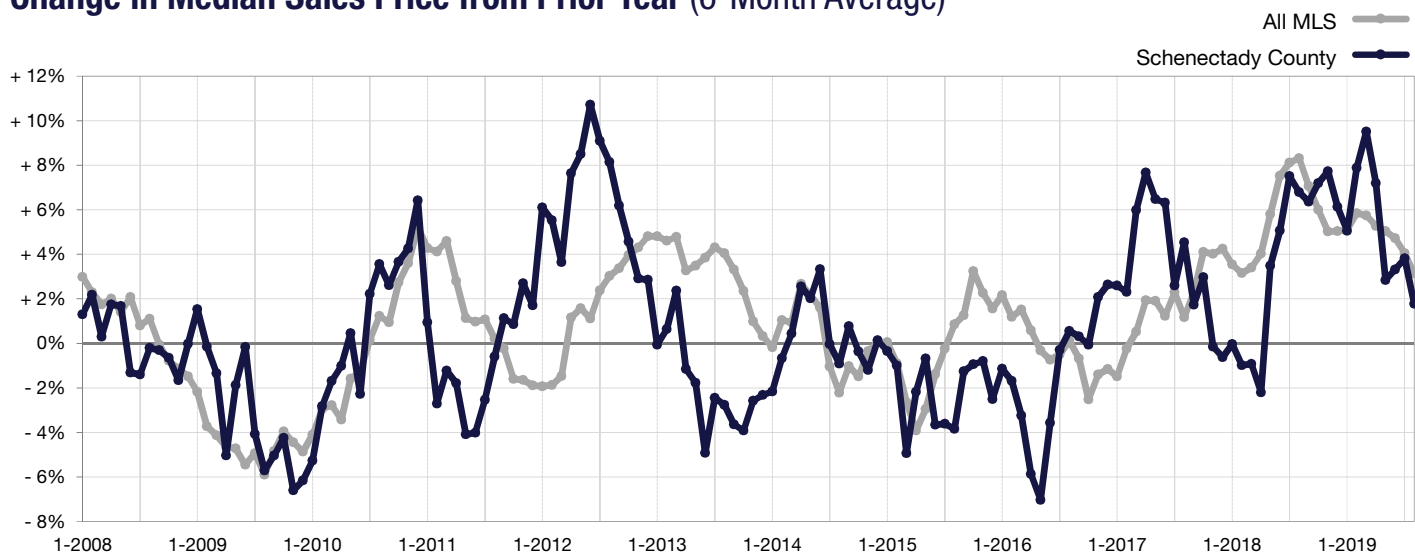
■ 2018 ■ 2019

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.