

# Local Market Update – October 2019

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



## Schenectady County

**+ 4.5%**

Change in  
New Listings

**- 6.5%**

Change in  
Closed Sales

**+ 3.6%**

Change in  
Median Sales Price

	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	200	209	+ 4.5%	2,260	2,185	- 3.3%
Closed Sales	168	157	- 6.5%	1,615	1,481	- 8.3%
Median Sales Price*	\$169,000	\$175,000	+ 3.6%	\$170,000	\$175,000	+ 2.9%
Percent of Original List Price Received*	94.9%	96.0%	+ 1.2%	95.7%	96.2%	+ 0.5%
Days on Market Until Sale	45	42	- 5.0%	51	44	- 13.6%
Inventory of Homes for Sale	577	548	- 5.0%	--	--	--
Months Supply of Inventory	3.6	3.6	+ 0.1%	--	--	--

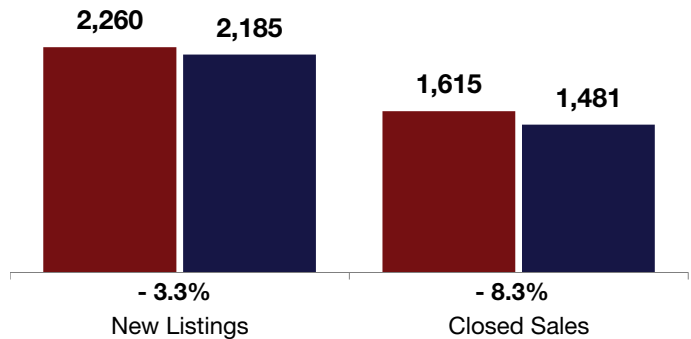
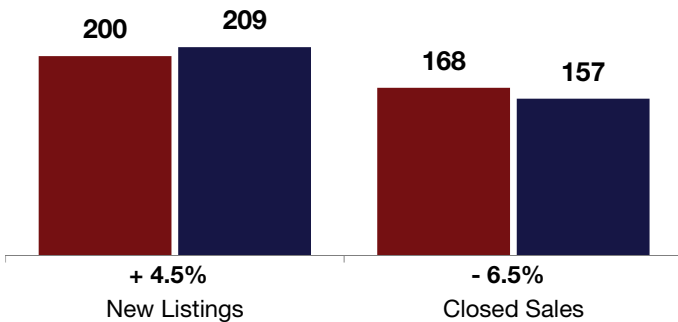
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

■ 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.