

Local Market Update – December 2019

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



Schenectady County

- 23.4%

Change in
New Listings

- 1.5%

Change in
Closed Sales

+ 7.2%

Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	111	85	- 23.4%	2,529	2,398	- 5.2%
Closed Sales	136	134	- 1.5%	1,912	1,772	- 7.3%
Median Sales Price*	\$167,500	\$179,610	+ 7.2%	\$169,900	\$175,000	+ 3.0%
Percent of Original List Price Received*	93.9%	92.6%	- 1.3%	95.4%	95.8%	+ 0.4%
Days on Market Until Sale	53	54	+ 1.8%	51	44	- 13.3%
Inventory of Homes for Sale	501	425	- 15.2%	--	--	--
Months Supply of Inventory	3.2	2.8	- 10.0%	--	--	--

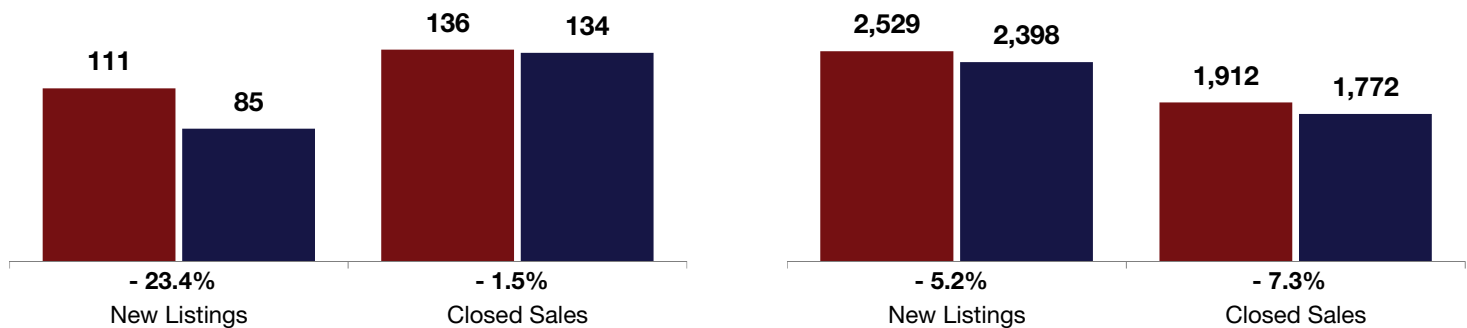
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

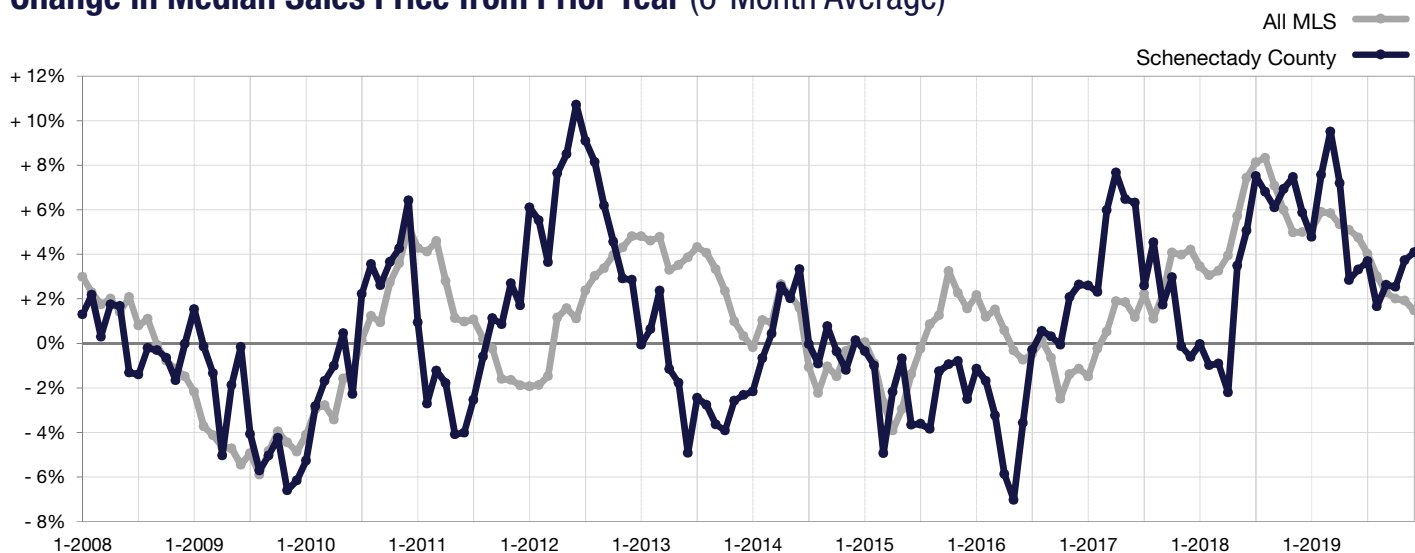
■ 2018 ■ 2019

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.