

Local Market Update – July 2018

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



+ 14.0%

Change in
New Listings

+ 21.6%

Change in
Closed Sales

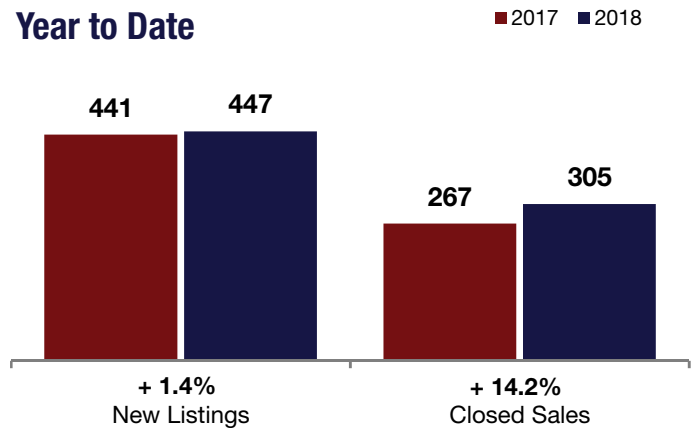
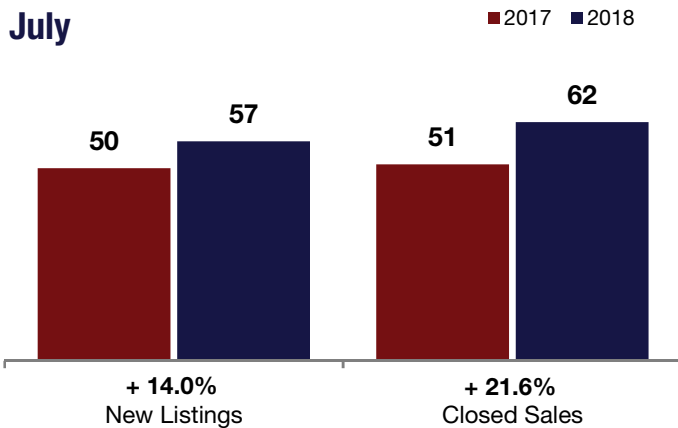
- 2.7%

Change in
Median Sales Price

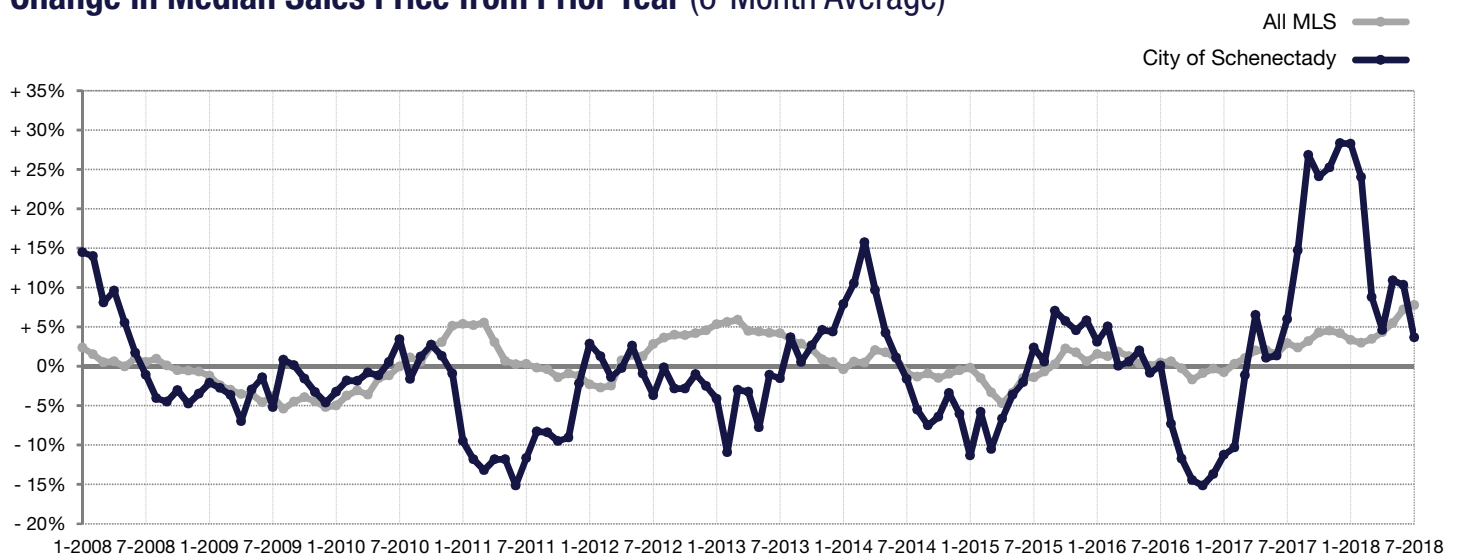
City of Schenectady

	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	50	57	+ 14.0%	441	447	+ 1.4%
Closed Sales	51	62	+ 21.6%	267	305	+ 14.2%
Median Sales Price*	\$106,750	\$103,910	- 2.7%	\$95,000	\$98,580	+ 3.8%
Percent of Original List Price Received*	93.7%	94.9%	+ 1.3%	91.6%	93.9%	+ 2.4%
Days on Market Until Sale	47	38	- 20.2%	70	66	- 5.2%
Inventory of Homes for Sale	229	159	- 30.6%	--	--	--
Months Supply of Inventory	5.9	3.5	- 41.1%	--	--	--

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



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. | Current as of August 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.