

Local Market Update – July 2018

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



Schenectady County

+ 23.2%

Change in
New Listings

+ 10.1%

Change in
Closed Sales

+ 1.8%

Change in
Median Sales Price

	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	207	255	+ 23.2%	1,671	1,605	- 3.9%
Closed Sales	178	196	+ 10.1%	1,009	1,063	+ 5.4%
Median Sales Price*	\$177,000	\$180,100	+ 1.8%	\$157,500	\$169,900	+ 7.9%
Percent of Original List Price Received*	95.9%	97.1%	+ 1.3%	93.9%	95.5%	+ 1.7%
Days on Market Until Sale	47	33	- 28.4%	66	55	- 15.9%
Inventory of Homes for Sale	732	587	- 19.8%	--	--	--
Months Supply of Inventory	4.8	3.7	- 22.9%	--	--	--

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

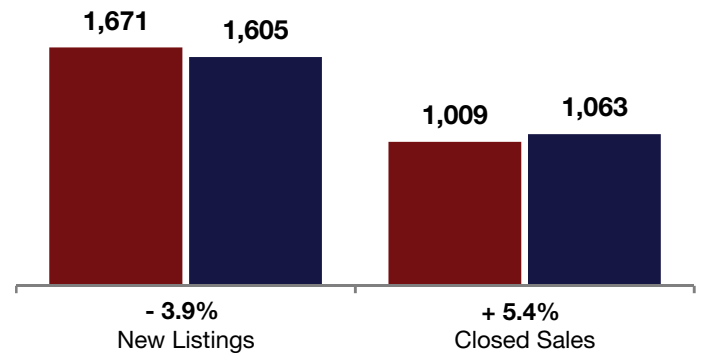
July

■ 2017 ■ 2018

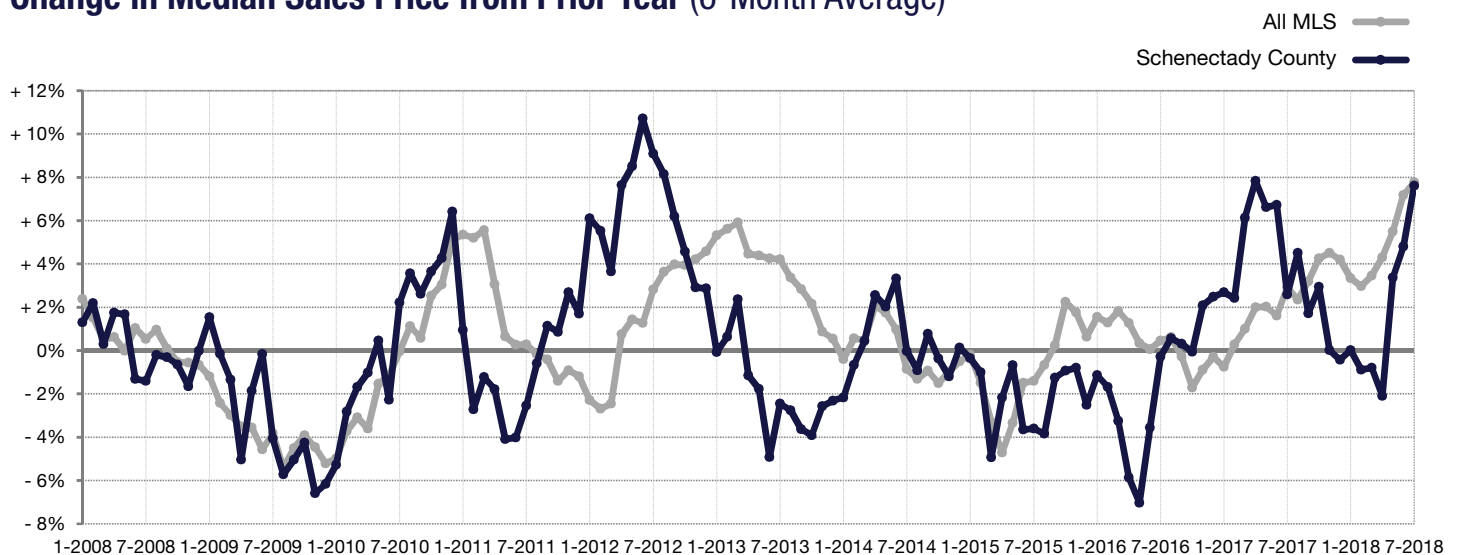


Year to Date

■ 2017 ■ 2018



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.