

# Local Market Update – August 2018

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



## City of Schenectady

**- 10.4%**

Change in  
New Listings

**0.0%**

Change in  
Closed Sales

**+ 5.8%**

Change in  
Median Sales Price

### August

### Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	67	60	- 10.4%	508	507	- 0.2%
Closed Sales	46	46	0.0%	314	352	+ 12.1%
Median Sales Price*	\$115,500	\$122,250	+ 5.8%	\$97,457	\$100,700	+ 3.3%
Percent of Original List Price Received*	92.4%	98.2%	+ 6.2%	91.7%	94.5%	+ 3.0%
Days on Market Until Sale	57	32	- 44.0%	68	62	- 9.8%
Inventory of Homes for Sale	233	146	- 37.3%	--	--	--
Months Supply of Inventory	6.0	3.2	- 46.9%	--	--	--

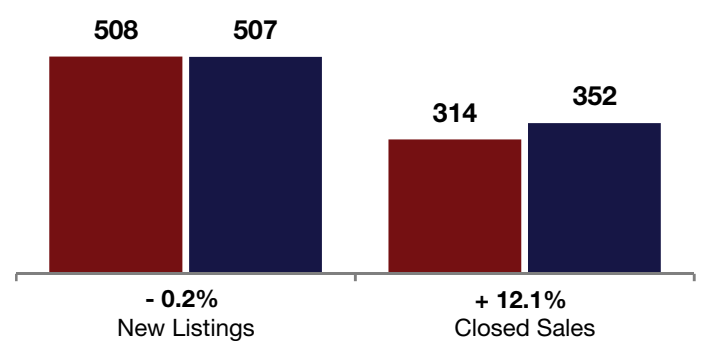
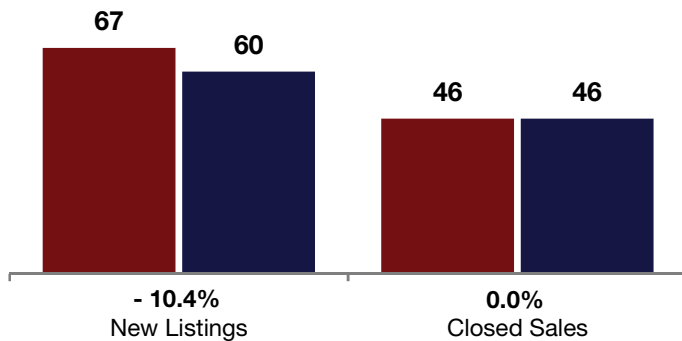
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

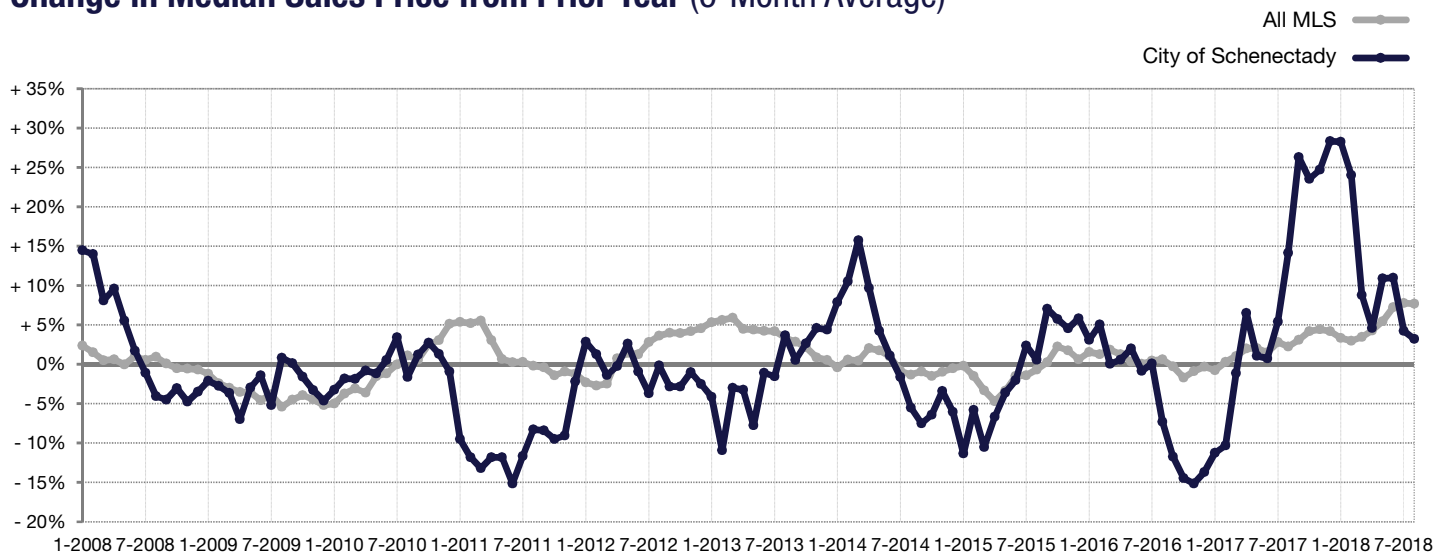
■ 2017 ■ 2018

### 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 September 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.