

# Local Market Update – October 2018

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



**- 21.2%**

Change in  
New Listings

**- 12.0%**

Change in  
Closed Sales

**+ 5.0%**

Change in  
Median Sales Price

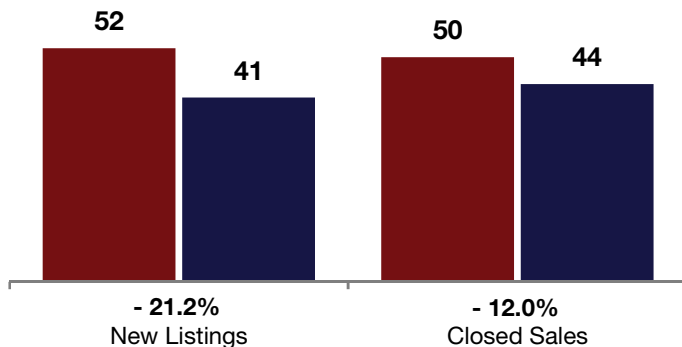
## City of Schenectady

	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	52	41	- 21.2%	625	602	- 3.7%
Closed Sales	50	44	- 12.0%	400	444	+ 11.0%
Median Sales Price*	\$101,000	\$106,000	+ 5.0%	\$97,457	\$102,500	+ 5.2%
Percent of Original List Price Received*	91.1%	95.0%	+ 4.2%	91.7%	94.6%	+ 3.2%
Days on Market Until Sale	78	43	- 45.4%	68	58	- 14.1%
Inventory of Homes for Sale	215	121	- 43.7%	--	--	--
Months Supply of Inventory	5.4	2.6	- 51.3%	--	--	--

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

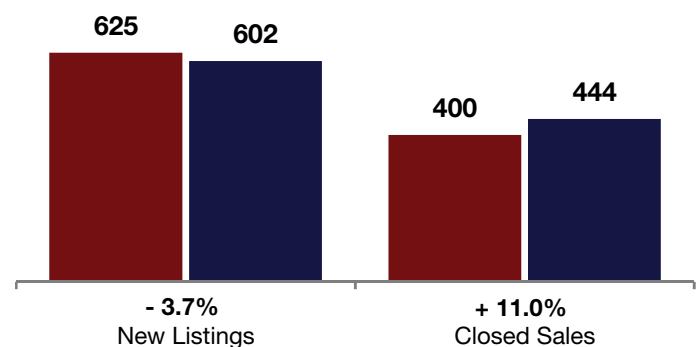
### October

■ 2017 ■ 2018

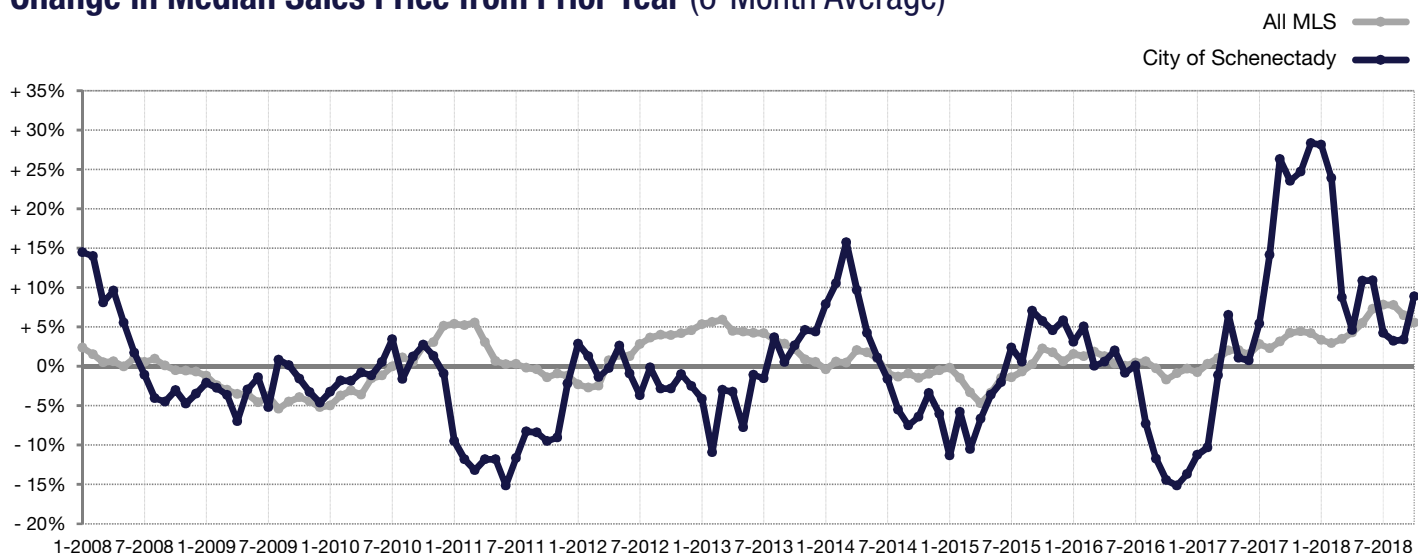


### Year to Date

■ 2017 ■ 2018



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

\*\* 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 November 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.