

# Local Market Update – November 2018

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



## City of Schenectady

**0.0%**

Change in  
New Listings

**+ 53.1%**

Change in  
Closed Sales

**- 8.1%**

Change in  
Median Sales Price

### November

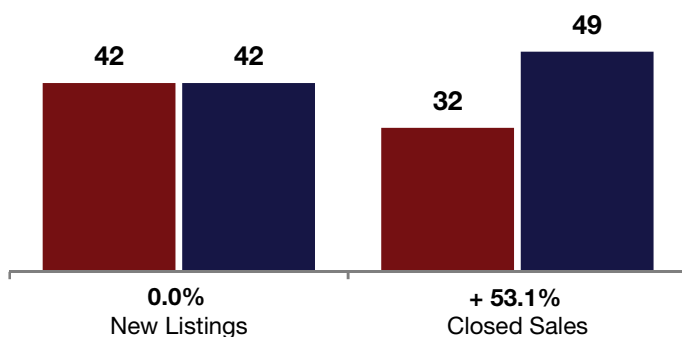
### Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	42	42	0.0%	667	645	- 3.3%
Closed Sales	32	49	+ 53.1%	432	497	+ 15.0%
Median Sales Price*	\$116,400	<b>\$107,000</b>	- 8.1%	\$100,250	<b>\$104,390</b>	+ 4.1%
Percent of Original List Price Received*	94.5%	<b>94.3%</b>	- 0.2%	91.9%	<b>94.5%</b>	+ 2.8%
Days on Market Until Sale	59	30	- 49.6%	67	56	- 17.2%
Inventory of Homes for Sale	201	116	- 42.3%	--	--	--
Months Supply of Inventory	4.9	2.5	- 49.1%	--	--	--

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

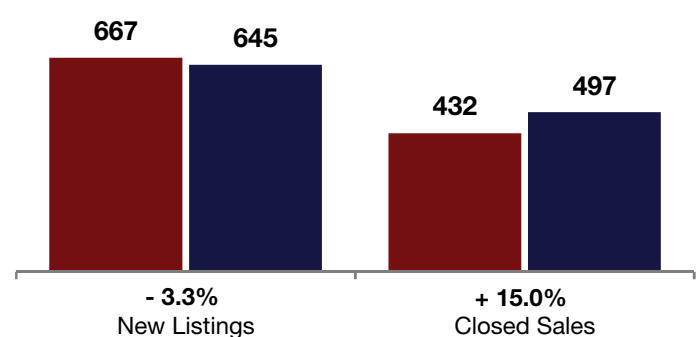
### November

■ 2017 ■ 2018

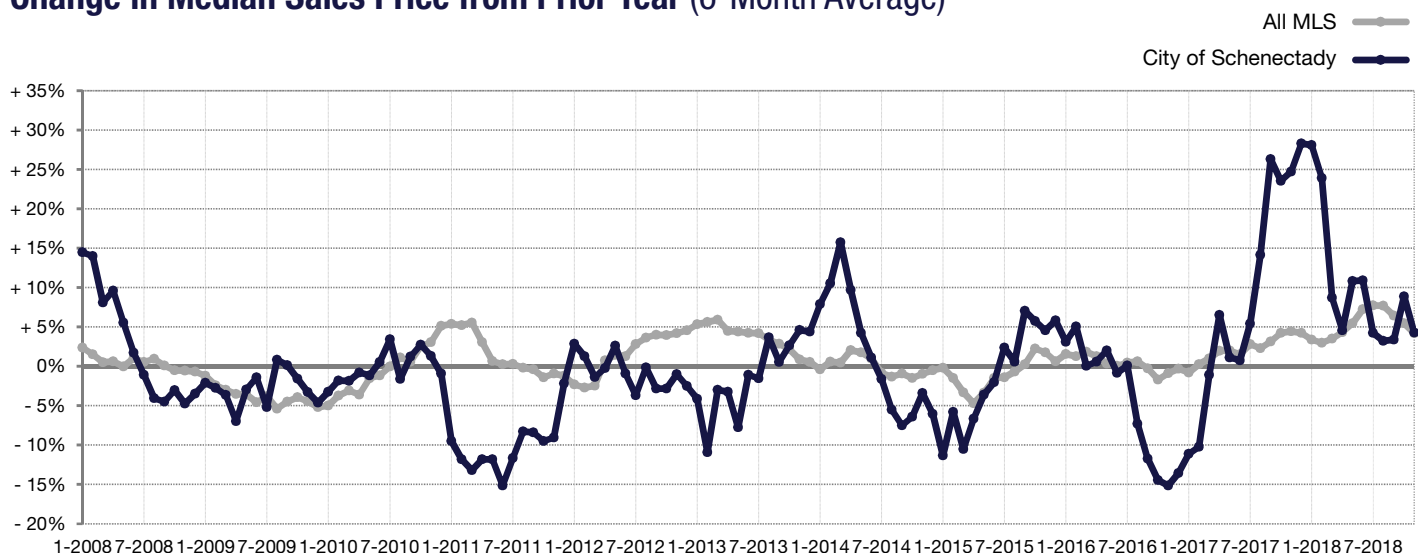


### Year to Date

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