

Local Market Update – February 2019

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



Schenectady County

- 23.1%

+ 9.9%

+ 6.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

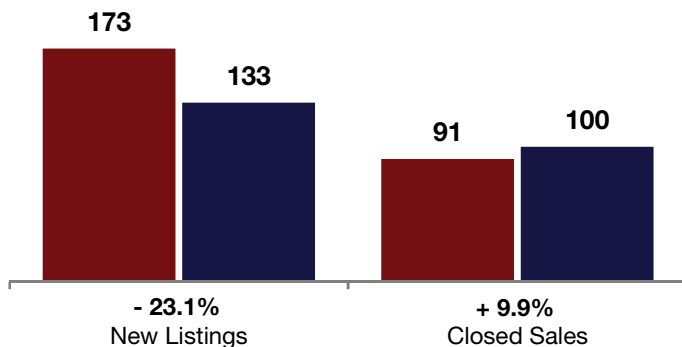
Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	173	133	- 23.1%	314	300	- 4.5%
Closed Sales	91	100	+ 9.9%	207	203	- 1.9%
Median Sales Price*	\$159,650	\$170,000	+ 6.5%	\$157,429	\$172,500	+ 9.6%
Percent of Original List Price Received*	93.7%	94.5%	+ 0.8%	92.6%	93.8%	+ 1.2%
Days on Market Until Sale	78	59	- 24.3%	70	53	- 24.4%
Inventory of Homes for Sale	488	442	- 9.4%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--

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

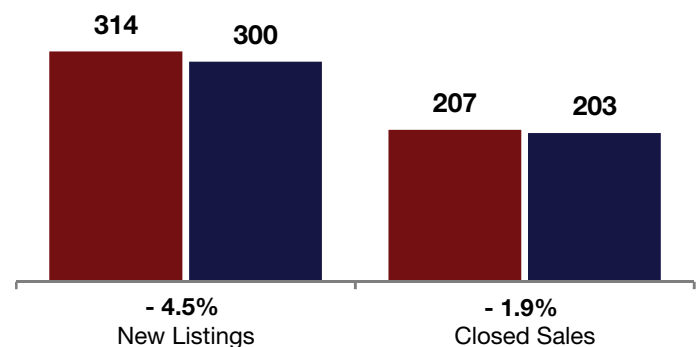
February

■ 2018 ■ 2019

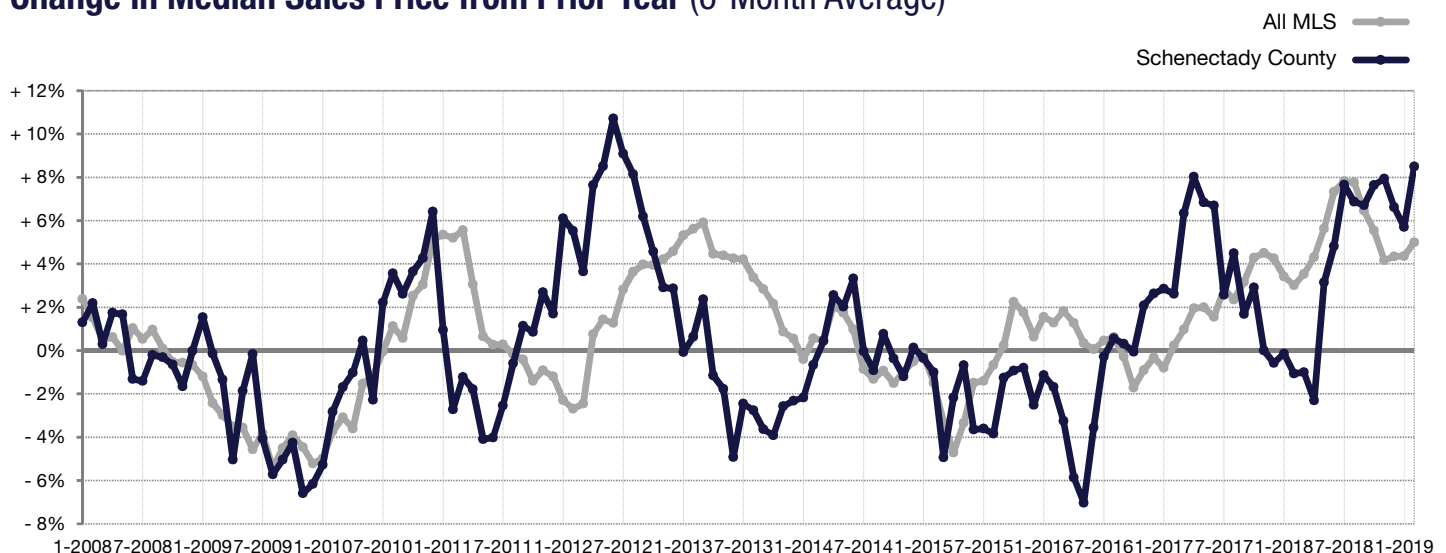


Year to Date

■ 2018 ■ 2019



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 1-2019

** 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 March 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.