

Local Market Update – April 2019

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



City of Schenectady

- 32.8%

Change in
New Listings

- 41.9%

Change in
Closed Sales

+ 12.5%

Change in
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	64	43	- 32.8%	228	165	- 27.6%
Closed Sales	43	25	- 41.9%	149	111	- 25.5%
Median Sales Price*	\$100,700	\$113,240	+ 12.5%	\$91,000	\$112,500	+ 23.6%
Percent of Original List Price Received*	95.0%	95.3%	+ 0.3%	92.7%	96.2%	+ 3.8%
Days on Market Until Sale	53	52	- 1.7%	79	48	- 39.3%
Inventory of Homes for Sale	154	95	- 38.3%	--	--	--
Months Supply of Inventory	3.7	2.2	- 39.3%	--	--	--

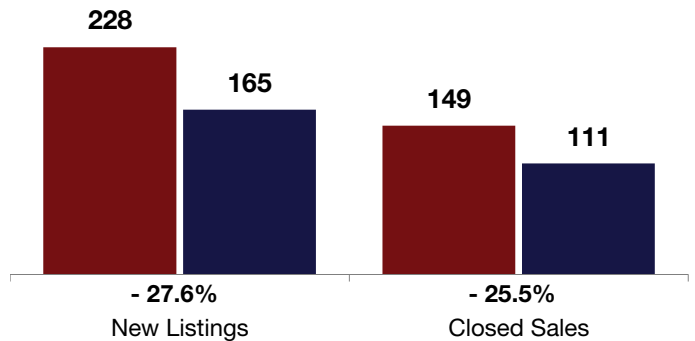
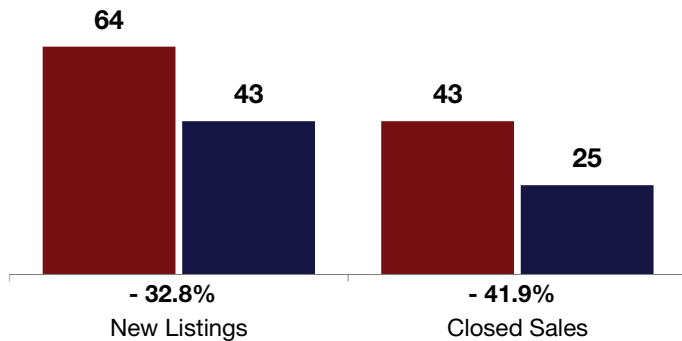
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.