

Local Market Update – May 2020

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



City of Schenectady

- 41.3%

Change in
New Listings

- 52.2%

Change in
Closed Sales

+ 16.5%

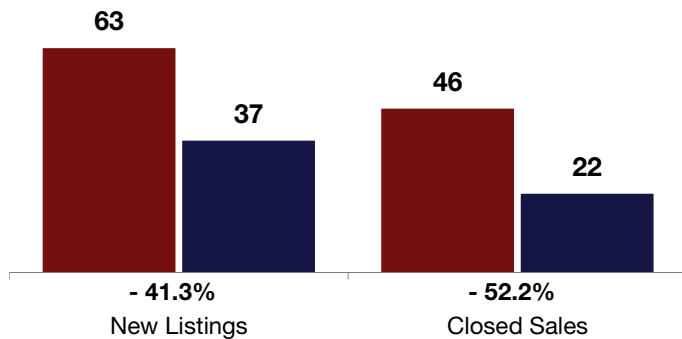
Change in
Median Sales Price

| | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2019 | 2020 | + / - | 2019 | 2020 | + / - |
| New Listings | 63 | 37 | - 41.3% | 228 | 185 | - 18.9% |
| Closed Sales | 46 | 22 | - 52.2% | 159 | 149 | - 6.3% |
| Median Sales Price* | \$117,500 | \$136,880 | + 16.5% | \$113,000 | \$128,660 | + 13.9% |
| Percent of Original List Price Received* | 99.3% | 96.8% | - 2.5% | 96.8% | 94.1% | - 2.8% |
| Days on Market Until Sale | 44 | 43 | - 2.7% | 49 | 45 | - 7.5% |
| Inventory of Homes for Sale | 118 | 77 | - 34.7% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 2.1 | - 29.5% | -- | -- | -- |

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

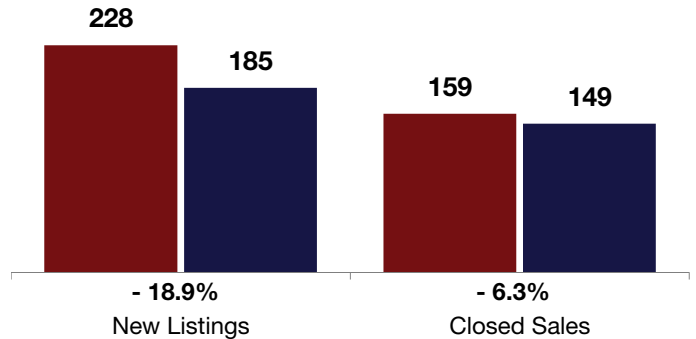
May

■ 2019 ■ 2020



Year to Date

■ 2019 ■ 2020



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.