

Local Market Update – June 2020

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



City of Schenectady

- 15.6% **- 39.5%** **- 2.6%**

Change in
New Listings

Change in
Closed Sales

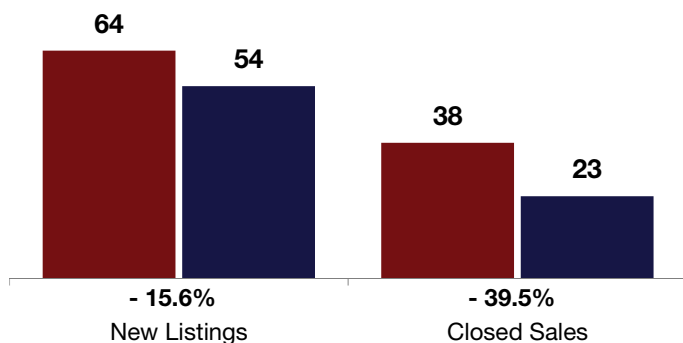
Change in
Median Sales Price

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	64	54	- 15.6%	292	239	- 18.2%
Closed Sales	38	23	- 39.5%	197	173	- 12.2%
Median Sales Price*	\$137,600	\$134,000	- 2.6%	\$117,000	\$129,660	+ 10.8%
Percent of Original List Price Received*	96.8%	96.5%	- 0.3%	96.8%	94.5%	- 2.4%
Days on Market Until Sale	38	51	+ 34.1%	47	46	- 2.1%
Inventory of Homes for Sale	109	74	- 32.1%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.0%	--	--	--

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

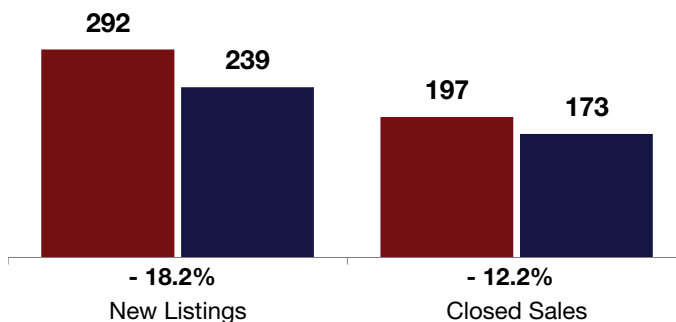
June

■ 2019 ■ 2020

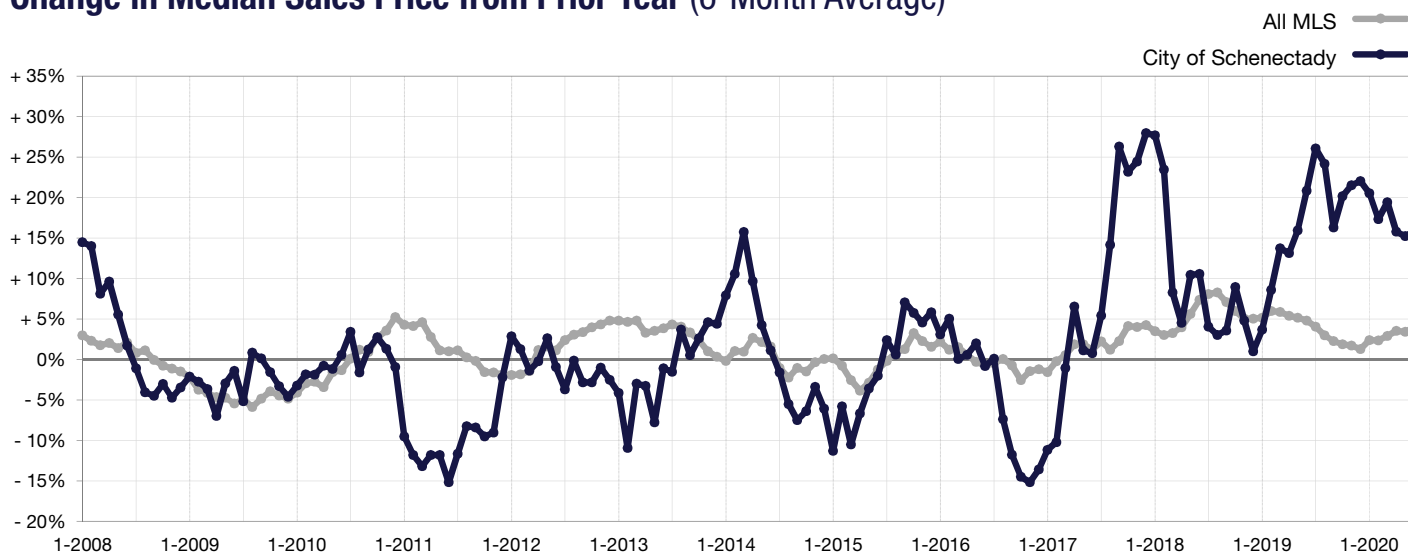


Year to Date

■ 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.