

Local Market Update – December 2019

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



City of Schenectady

- 16.2%

Change in
New Listings

+ 8.8%

Change in
Closed Sales

+ 27.1%

Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	37	31	- 16.2%	687	575	- 16.3%
Closed Sales	34	37	+ 8.8%	539	451	- 16.3%
Median Sales Price*	\$103,700	\$131,800	+ 27.1%	\$104,390	\$125,250	+ 20.0%
Percent of Original List Price Received*	92.1%	89.7%	- 2.6%	94.3%	96.3%	+ 2.1%
Days on Market Until Sale	61	56	- 6.8%	56	38	- 31.5%
Inventory of Homes for Sale	121	96	- 20.7%	--	--	--
Months Supply of Inventory	2.7	2.4	- 9.3%	--	--	--

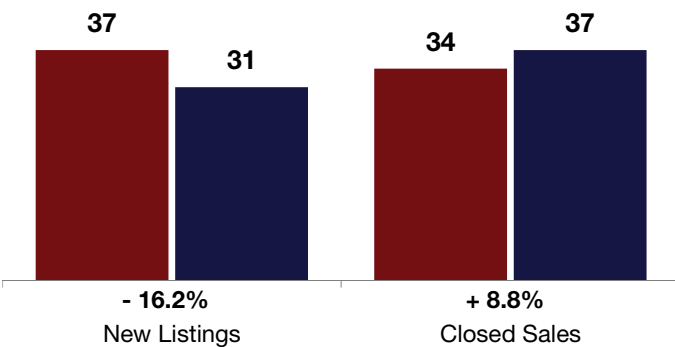
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 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.