

Local Market Update – April 2019

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



Schenectady County

- 5.7%

Change in
New Listings

- 34.6%

Change in
Closed Sales

- 4.0%

Change in
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	246	232	- 5.7%	762	736	- 3.4%
Closed Sales	159	104	- 34.6%	517	411	- 20.5%
Median Sales Price*	\$175,000	\$168,000	- 4.0%	\$162,000	\$164,800	+ 1.7%
Percent of Original List Price Received*	96.7%	95.9%	- 0.8%	94.3%	94.7%	+ 0.5%
Days on Market Until Sale	50	58	+ 16.1%	67	56	- 16.6%
Inventory of Homes for Sale	467	440	- 5.8%	--	--	--
Months Supply of Inventory	3.0	2.9	- 1.5%	--	--	--

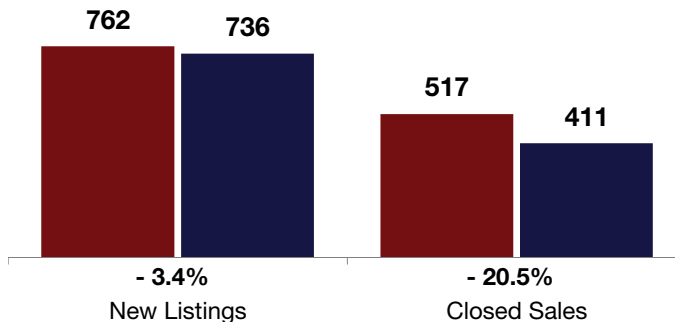
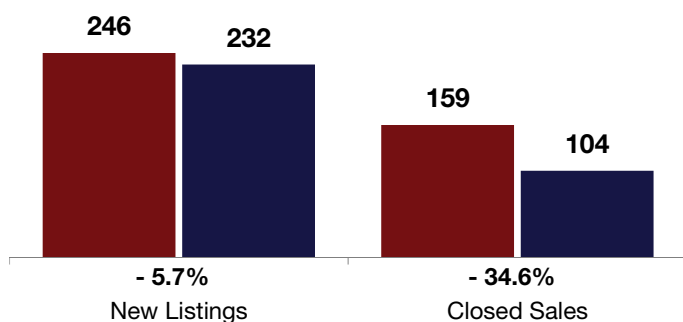
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

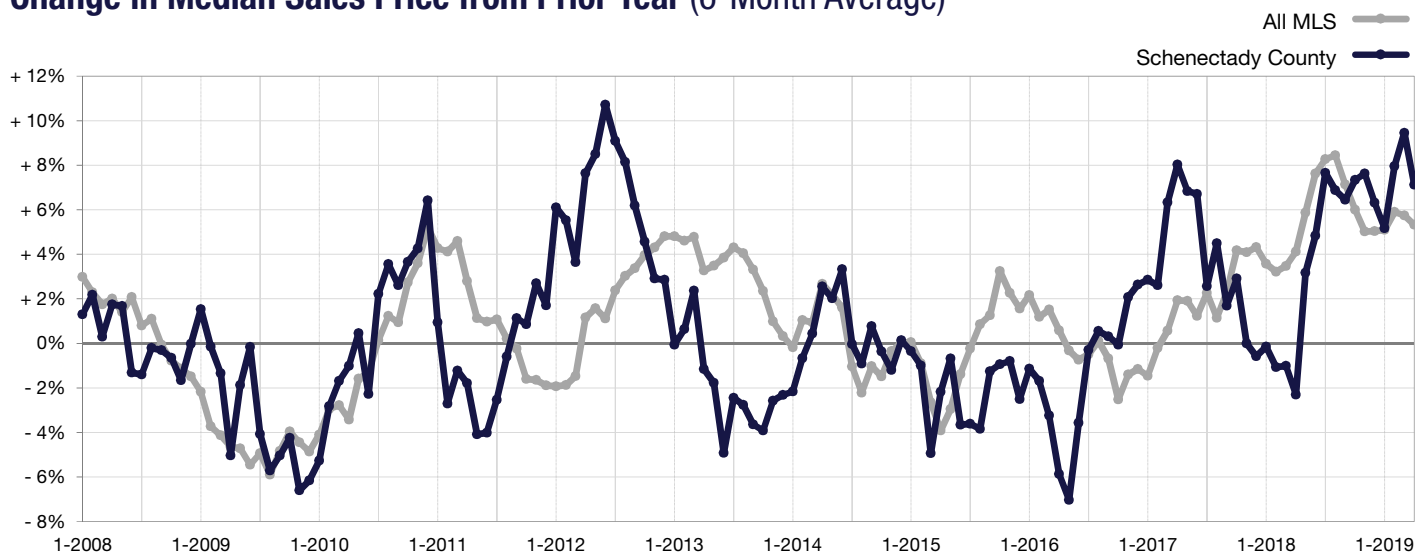
■ 2018 ■ 2019

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.