

# Local Market Update – July 2020

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



## Schenectady County

**+ 3.0%**

Change in  
New Listings

**- 14.6%**

Change in  
Closed Sales

**+ 1.5%**

Change in  
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	264	<b>272</b>	+ 3.0%	1,552	<b>1,300</b>	- 16.2%
Closed Sales	205	<b>175</b>	- 14.6%	975	<b>852</b>	- 12.6%
Median Sales Price*	\$190,000	<b>\$192,800</b>	+ 1.5%	\$175,000	<b>\$179,500</b>	+ 2.6%
Percent of Original List Price Received*	96.6%	<b>98.1%</b>	+ 1.5%	96.0%	<b>96.3%</b>	+ 0.3%
Days on Market Until Sale	40	<b>37</b>	- 6.9%	47	<b>49</b>	+ 3.3%
Inventory of Homes for Sale	554	<b>352</b>	- 36.5%	--	--	--
Months Supply of Inventory	3.6	<b>2.4</b>	- 33.5%	--	--	--

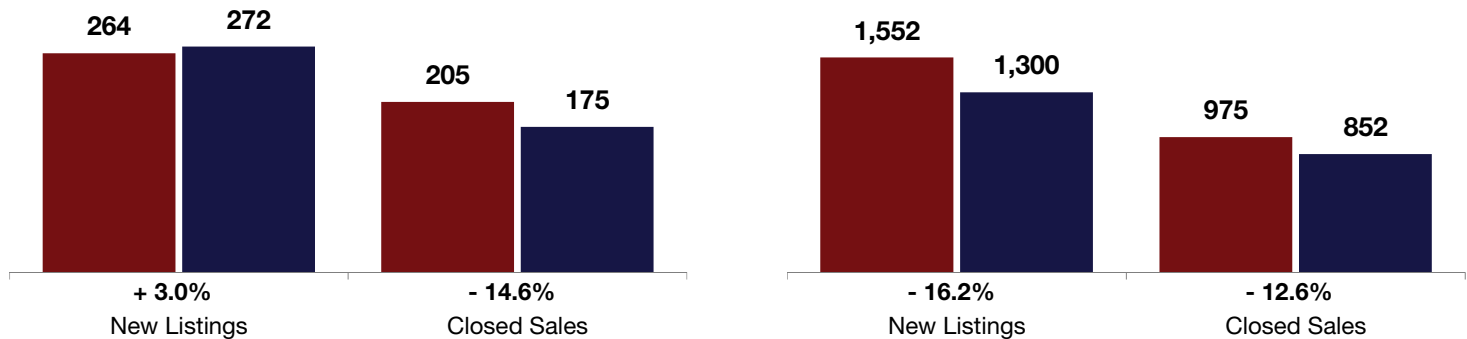
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

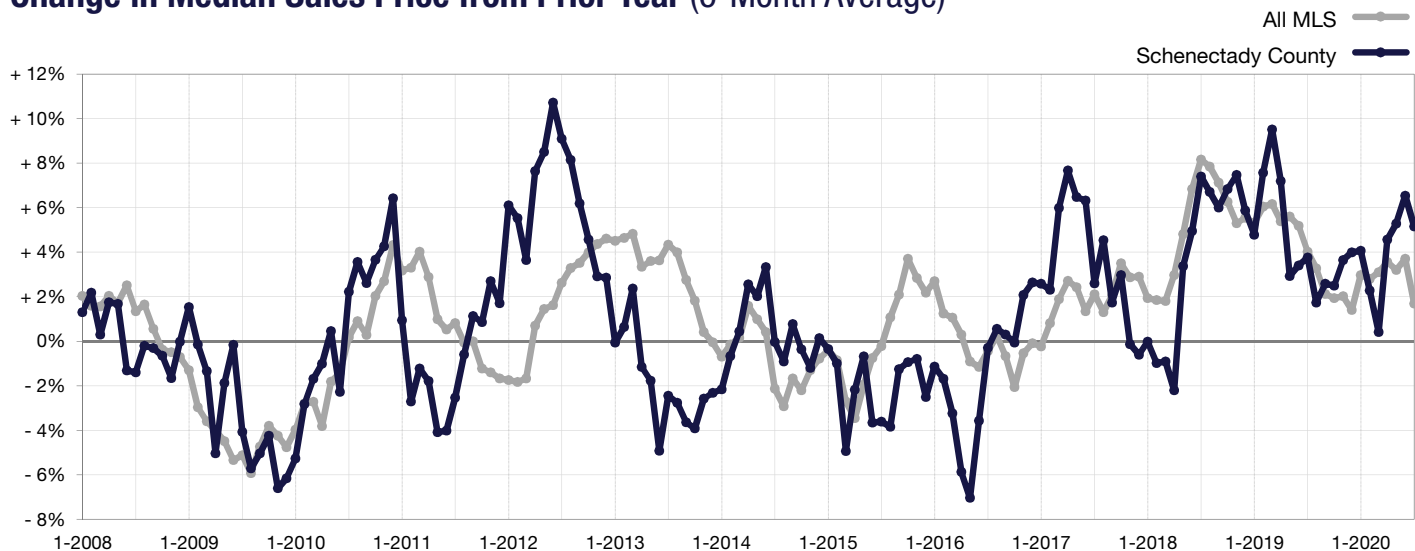
■ 2019 ■ 2020

### 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.