

Local Market Update – November 2019

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



Schenectady County

- 19.0%

Change in
New Listings

- 10.6%

Change in
Closed Sales

+ 6.3%

Change in
Median Sales Price

	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	158	128	- 19.0%	2,418	2,313	- 4.3%
Closed Sales	161	144	- 10.6%	1,776	1,631	- 8.2%
Median Sales Price*	\$160,000	\$170,000	+ 6.3%	\$169,900	\$175,000	+ 3.0%
Percent of Original List Price Received*	94.0%	94.9%	+ 1.0%	95.6%	96.1%	+ 0.5%
Days on Market Until Sale	53	40	- 23.6%	51	43	- 14.4%
Inventory of Homes for Sale	563	490	- 13.0%	--	--	--
Months Supply of Inventory	3.6	3.2	- 9.2%	--	--	--

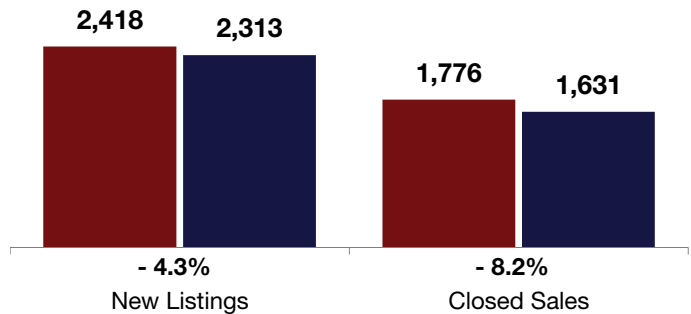
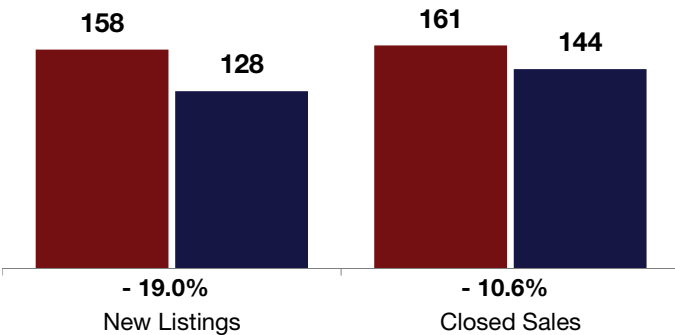
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

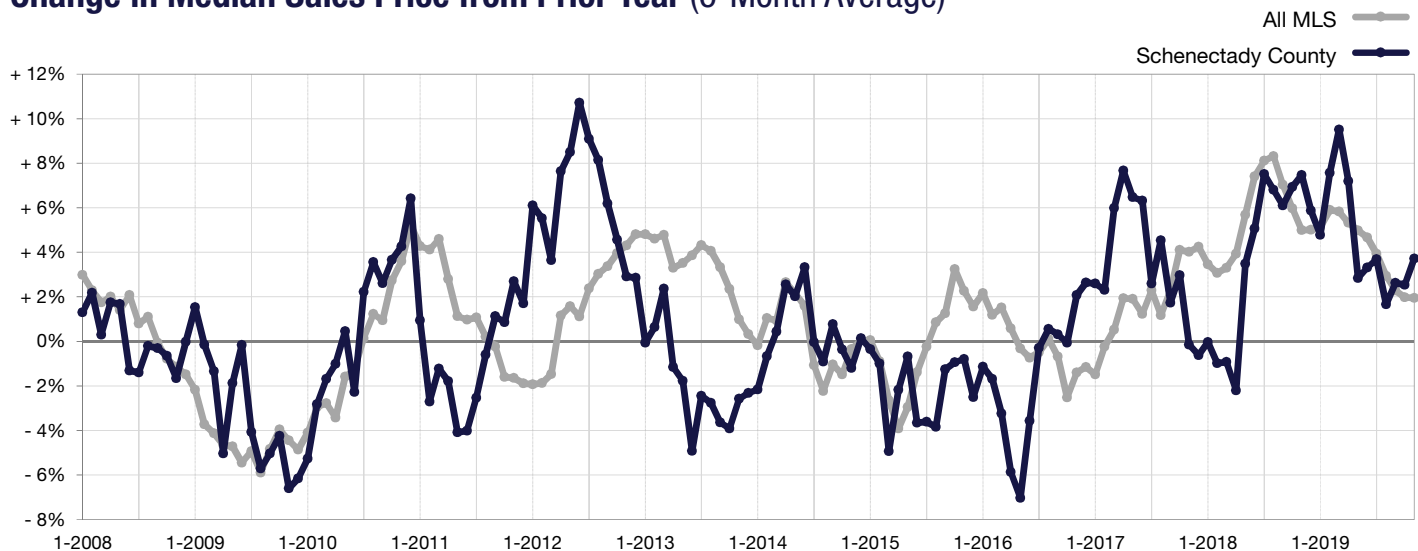
■ 2018 ■ 2019

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.