

Local Market Update – August 2020

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



City of Schenectady

+ 14.8%

- 27.1%

+ 19.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	54	62	+ 14.8%	415	372	- 10.4%
Closed Sales	48	35	- 27.1%	287	258	- 10.1%
Median Sales Price*	\$125,750	\$150,380	+ 19.6%	\$122,000	\$135,000	+ 10.7%
Percent of Original List Price Received*	97.7%	100.4%	+ 2.8%	96.8%	96.0%	- 0.8%
Days on Market Until Sale	23	16	- 31.5%	42	38	- 8.5%
Inventory of Homes for Sale	125	96	- 23.2%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.4%	--	--	--

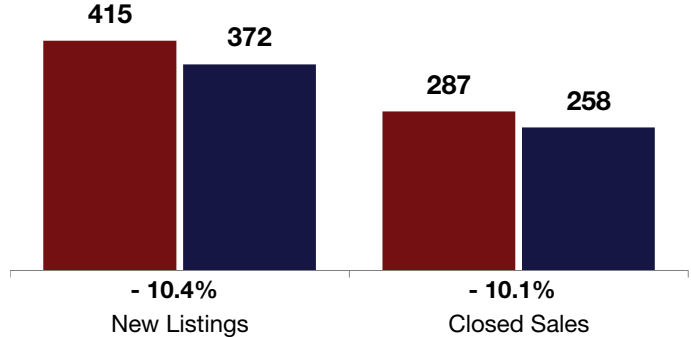
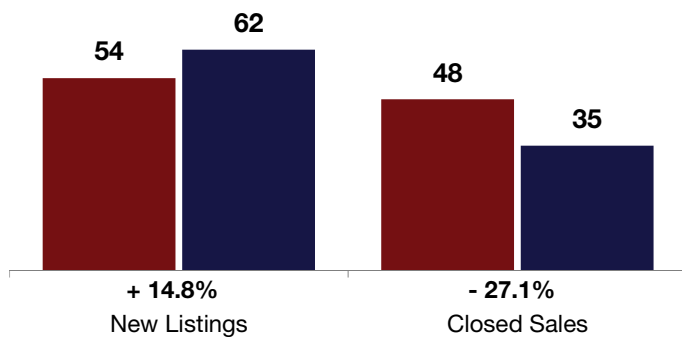
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

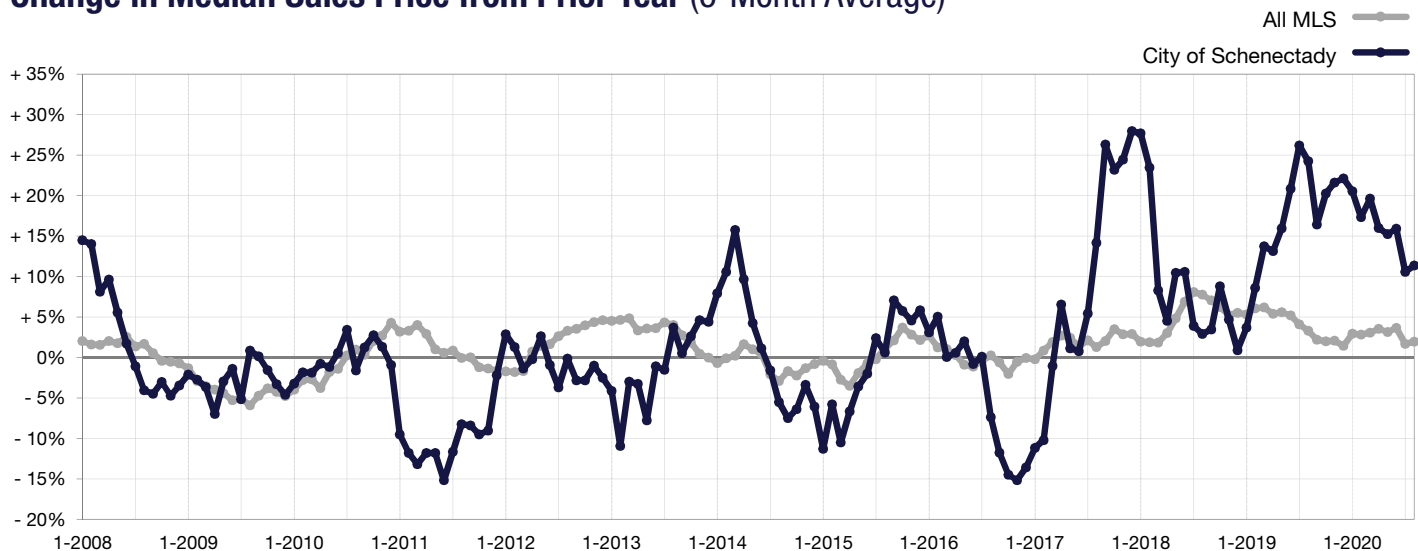
■ 2019 ■ 2020

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.