

# Local Market Update – September 2020

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



## City of Schenectady

**+ 65.8%**

**- 20.5%**

**+ 3.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	38	<b>63</b>	+ 65.8%	453	<b>435</b>	- 4.0%
Closed Sales	44	<b>35</b>	- 20.5%	331	<b>297</b>	- 10.3%
Median Sales Price*	\$142,750	<b>\$147,000</b>	+ 3.0%	\$125,000	<b>\$135,000</b>	+ 8.0%
Percent of Original List Price Received*	99.1%	<b>99.6%</b>	+ 0.5%	97.1%	<b>96.6%</b>	- 0.6%
Days on Market Until Sale	19	<b>19</b>	- 0.0%	39	<b>36</b>	- 6.5%
Inventory of Homes for Sale	121	<b>98</b>	- 19.0%	--	--	--
Months Supply of Inventory	3.1	<b>2.5</b>	- 17.4%	--	--	--

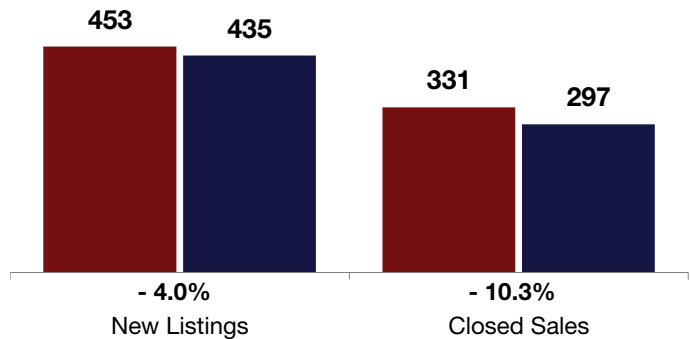
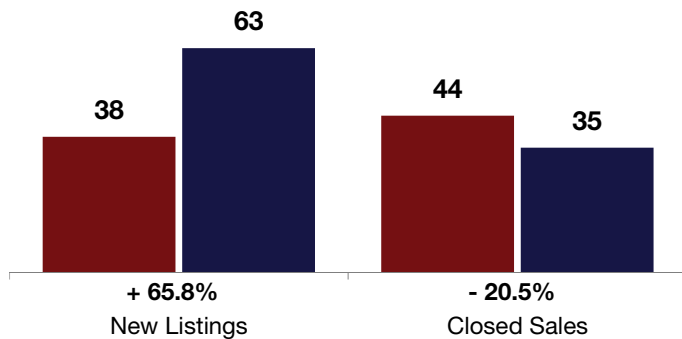
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

■ 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.