

Local Market Update – October 2020

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



City of Schenectady

+ 40.8%

Change in
New Listings

+ 7.1%

Change in
Closed Sales

+ 10.4%

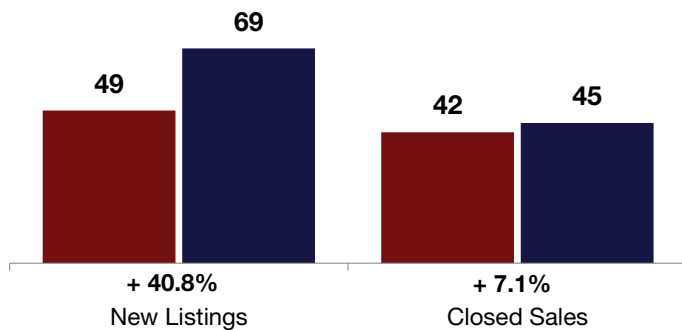
Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	49	69	+ 40.8%	502	505	+ 0.6%
Closed Sales	42	45	+ 7.1%	373	344	- 7.8%
Median Sales Price*	\$127,000	\$140,200	+ 10.4%	\$125,000	\$138,000	+ 10.4%
Percent of Original List Price Received*	97.8%	99.9%	+ 2.1%	97.2%	97.0%	- 0.2%
Days on Market Until Sale	25	34	+ 34.2%	37	36	- 3.8%
Inventory of Homes for Sale	117	93	- 20.5%	--	--	--
Months Supply of Inventory	3.0	2.3	- 24.6%	--	--	--

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

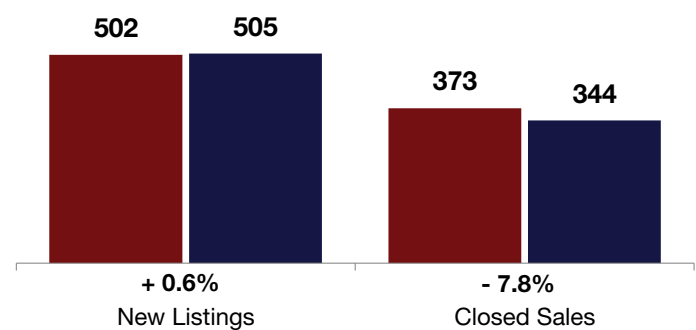
October

■ 2019 ■ 2020

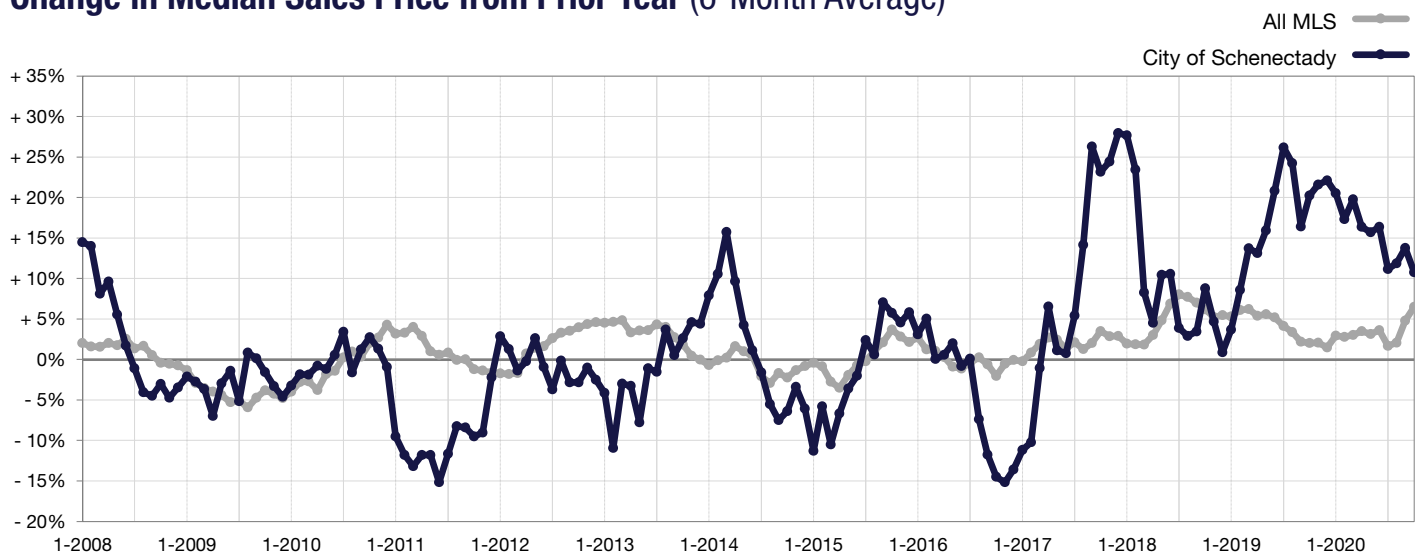


Year to Date

■ 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.