

Local Market Update – November 2020

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



City of Schenectady

+ 7.1%

Change in
New Listings

- 2.4%

Change in
Closed Sales

+ 23.9%

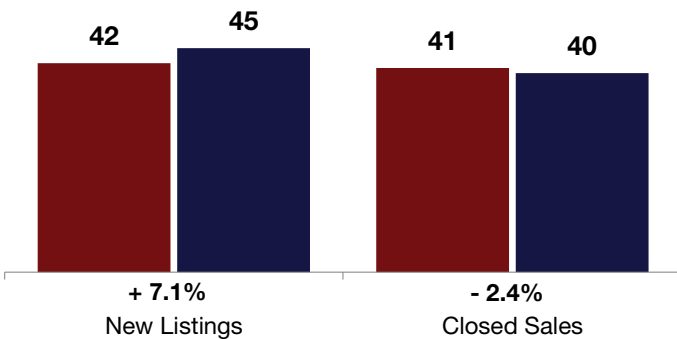
Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	42	45	+ 7.1%	544	550	+ 1.1%
Closed Sales	41	40	- 2.4%	414	388	- 6.3%
Median Sales Price*	\$125,000	\$154,900	+ 23.9%	\$125,000	\$139,275	+ 11.4%
Percent of Original List Price Received*	94.2%	100.6%	+ 6.7%	96.9%	97.4%	+ 0.5%
Days on Market Until Sale	33	23	- 29.0%	37	34	- 6.6%
Inventory of Homes for Sale	113	95	- 15.9%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.4%	--	--	--

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

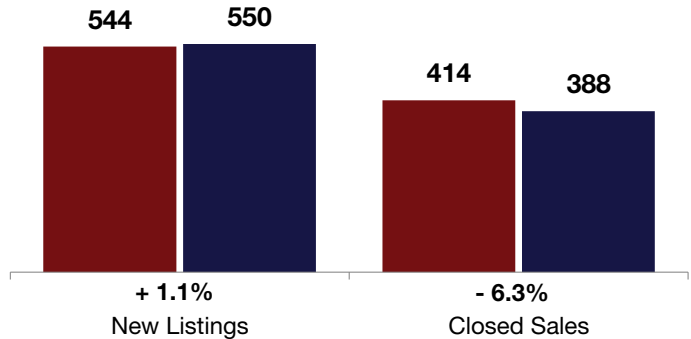
November

■ 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.