

Local Market Update – December 2020

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



City of Schenectady

+ 6.5%

Change in
New Listings

+ 74.4%

Change in
Closed Sales

+ 13.8%

Change in
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	31	33	+ 6.5%	575	583	+ 1.4%
Closed Sales	39	68	+ 74.4%	453	461	+ 1.8%
Median Sales Price*	\$131,800	\$149,950	+ 13.8%	\$125,250	\$140,000	+ 11.8%
Percent of Original List Price Received*	89.8%	98.0%	+ 9.1%	96.3%	97.5%	+ 1.3%
Days on Market Until Sale	60	26	- 57.3%	39	33	- 15.4%
Inventory of Homes for Sale	101	87	- 13.9%	--	--	--
Months Supply of Inventory	2.6	2.1	- 18.4%	--	--	--

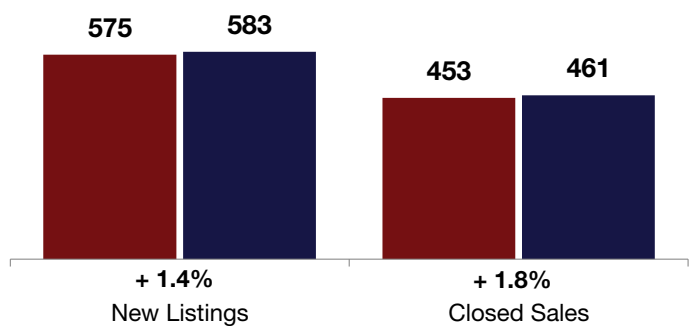
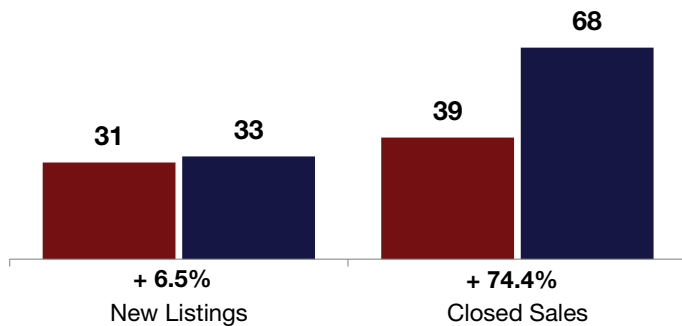
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 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.