

Local Market Update – January 2021

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



City of Schenectady

- 10.4%

+ 2.9%

+ 24.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	48	43	- 10.4%	48	43	- 10.4%
Closed Sales	34	35	+ 2.9%	34	35	+ 2.9%
Median Sales Price*	\$113,314	\$141,000	+ 24.4%	\$113,314	\$141,000	+ 24.4%
Percent of Original List Price Received*	95.1%	97.1%	+ 2.1%	95.1%	97.1%	+ 2.1%
Days on Market Until Sale	53	53	- 0.6%	53	53	- 0.6%
Inventory of Homes for Sale	103	78	- 24.3%	--	--	--
Months Supply of Inventory	2.6	1.9	- 28.4%	--	--	--

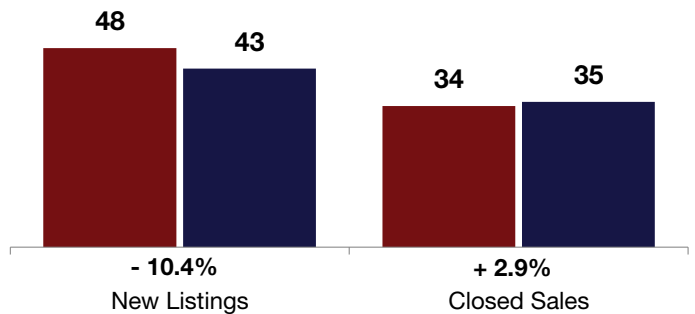
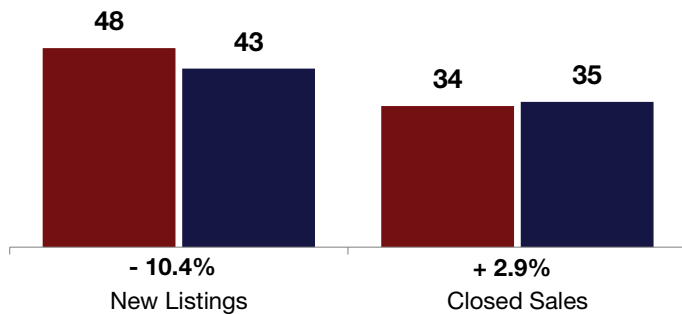
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

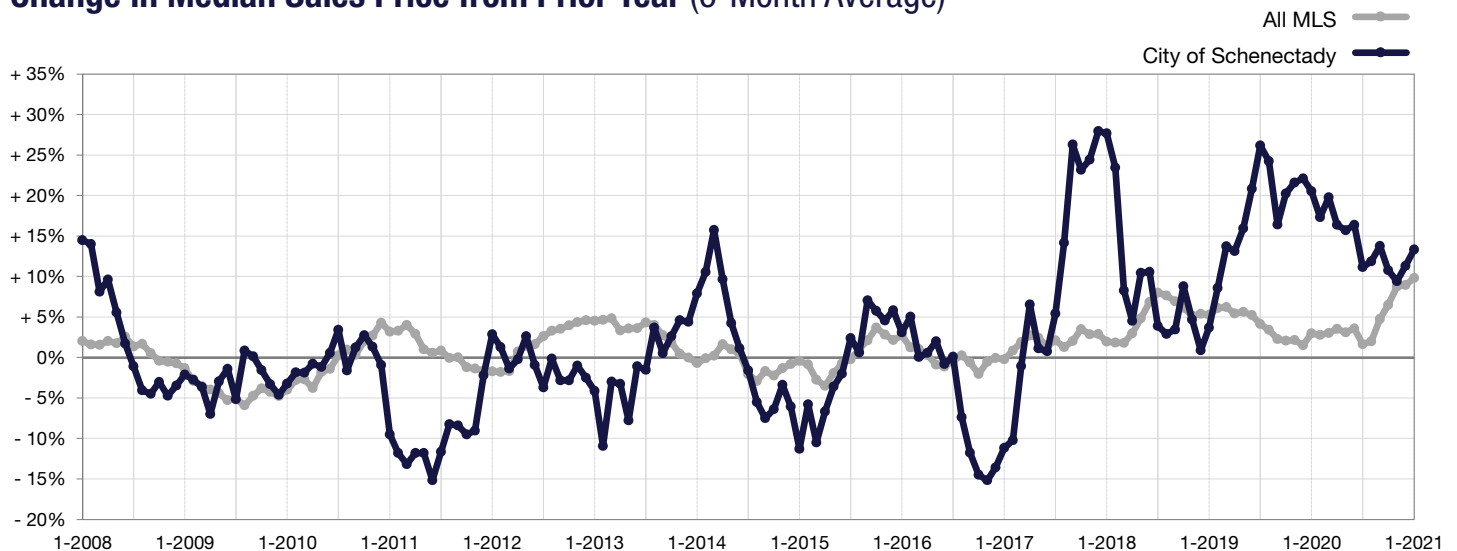
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.