

Local Market Update – March 2021

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



City of Schenectady

+ 29.4%

Change in
New Listings

+ 28.9%

Change in
Closed Sales

+ 18.0%

Change in
Median Sales Price

| | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| New Listings | 34 | 44 | + 29.4% | 123 | 121 | - 1.6% |
| Closed Sales | 38 | 49 | + 28.9% | 109 | 124 | + 13.8% |
| Median Sales Price* | \$117,800 | \$139,000 | + 18.0% | \$127,750 | \$145,000 | + 13.5% |
| Percent of Original List Price Received* | 91.8% | 97.8% | + 6.5% | 93.8% | 97.3% | + 3.8% |
| Days on Market Until Sale | 46 | 43 | - 5.4% | 43 | 40 | - 7.2% |
| Inventory of Homes for Sale | 91 | 57 | - 37.4% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 1.3 | - 42.6% | -- | -- | -- |

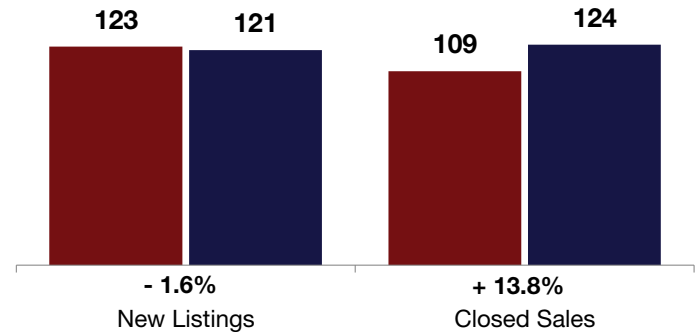
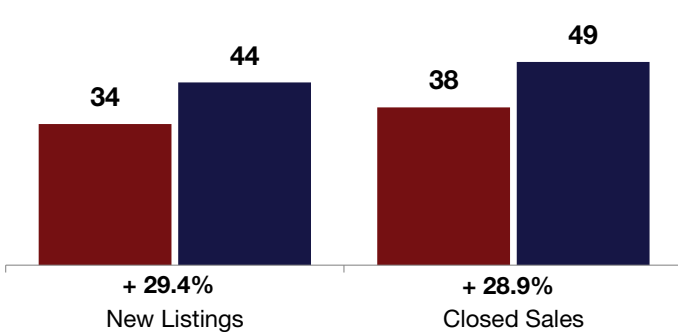
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 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.