

Local Market Update – April 2021

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



City of Schenectady

+ 168.0%

Change in
New Listings

+ 68.2%

Change in
Closed Sales

+ 12.9%

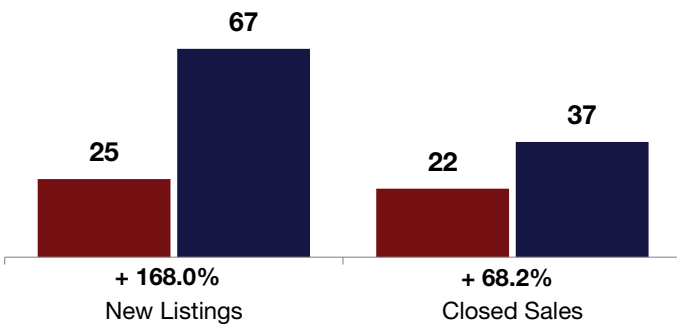
Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	67	+ 168.0%	148	188	+ 27.0%
Closed Sales	22	37	+ 68.2%	131	165	+ 26.0%
Median Sales Price*	\$137,750	\$155,500	+ 12.9%	\$128,660	\$145,000	+ 12.7%
Percent of Original List Price Received*	93.7%	97.8%	+ 4.3%	93.8%	97.8%	+ 4.3%
Days on Market Until Sale	54	42	- 21.2%	45	41	- 9.9%
Inventory of Homes for Sale	87	61	- 29.9%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.3%	--	--	--

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

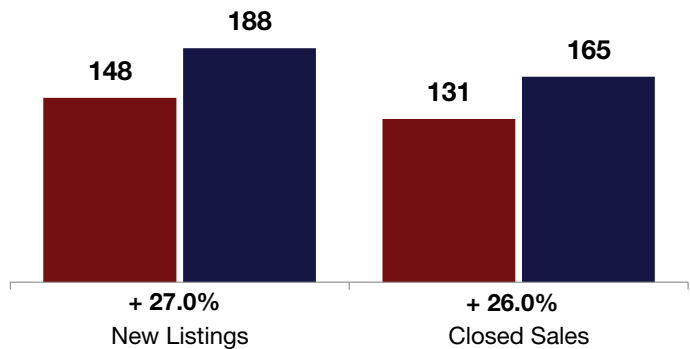
April

■ 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.