

# Local Market Update – May 2021

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



## City of Schenectady

**+ 102.7%**      **+ 37.5%**      **+ 18.7%**

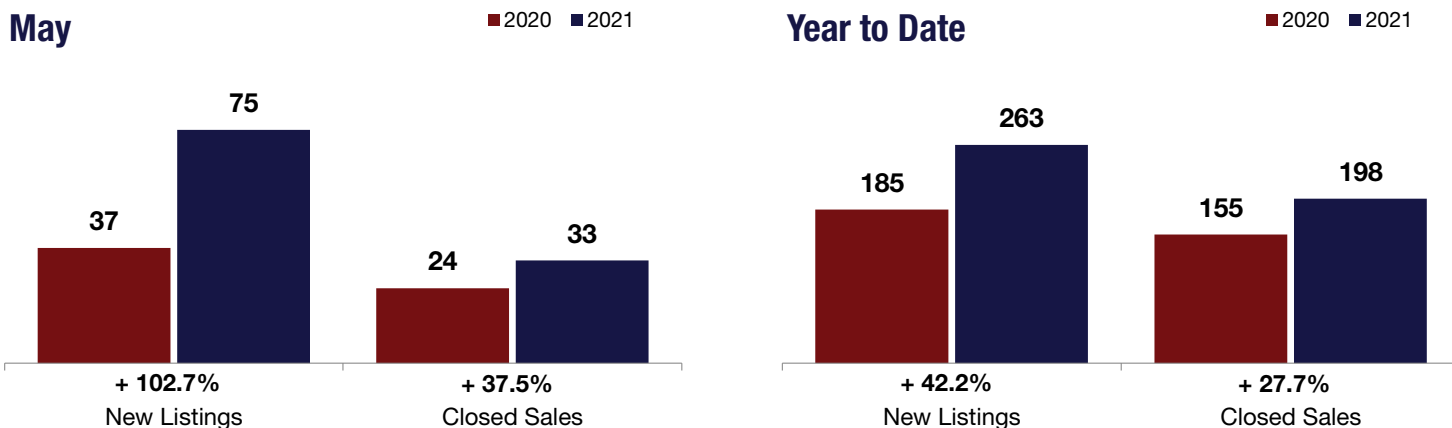
Change in  
New Listings

Change in  
Closed Sales

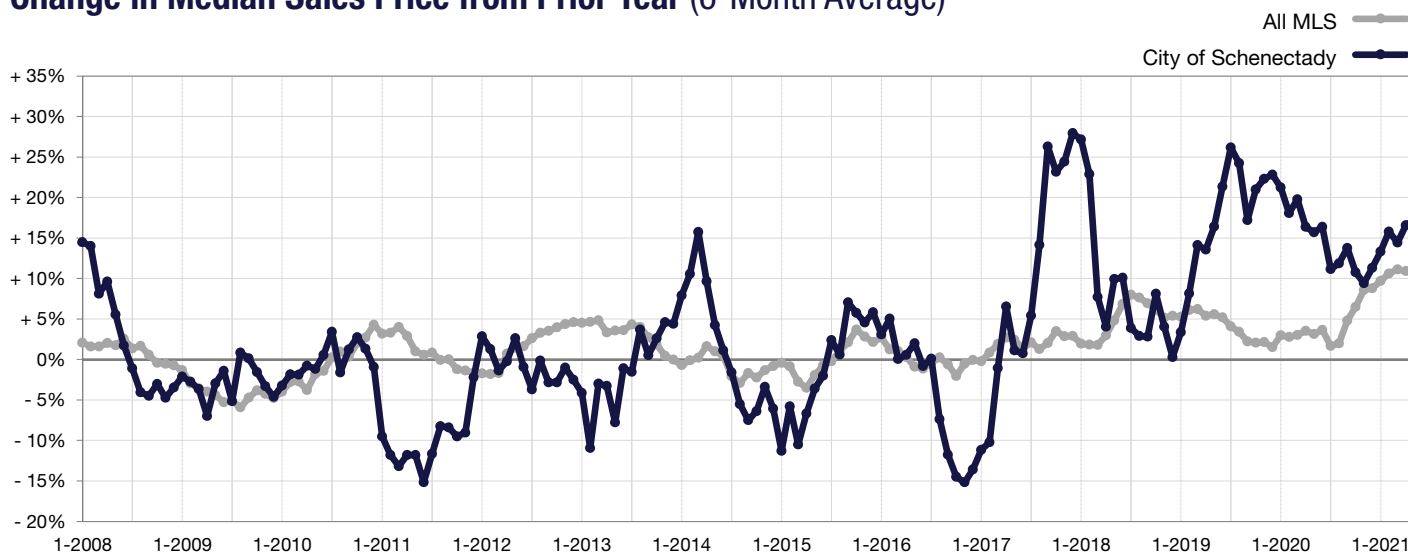
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	<b>75</b>	+ 102.7%	185	<b>263</b>	+ 42.2%
Closed Sales	24	<b>33</b>	+ 37.5%	155	<b>198</b>	+ 27.7%
Median Sales Price*	\$138,950	<b>\$165,000</b>	+ 18.7%	\$130,000	<b>\$148,200</b>	+ 14.0%
Percent of Original List Price Received*	96.8%	<b>97.7%</b>	+ 0.9%	94.2%	<b>97.8%</b>	+ 3.8%
Days on Market Until Sale	37	<b>50</b>	+ 33.2%	44	<b>42</b>	- 4.0%
Inventory of Homes for Sale	79	<b>69</b>	- 12.7%	--	--	--
Months Supply of Inventory	2.1	<b>1.4</b>	- 33.0%	--	--	--

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



### 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.