

Local Market Update – June 2021

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



City of Schenectady

+ 57.4%

Change in
New Listings

+ 123.1%

Change in
Closed Sales

+ 20.8%

Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	54	85	+ 57.4%	239	348	+ 45.6%
Closed Sales	26	58	+ 123.1%	181	256	+ 41.4%
Median Sales Price*	\$132,000	\$159,500	+ 20.8%	\$130,000	\$149,900	+ 15.3%
Percent of Original List Price Received*	97.0%	102.5%	+ 5.6%	94.6%	98.8%	+ 4.4%
Days on Market Until Sale	49	31	- 37.7%	45	40	- 11.4%
Inventory of Homes for Sale	84	83	- 1.2%	--	--	--
Months Supply of Inventory	2.3	1.7	- 29.4%	--	--	--

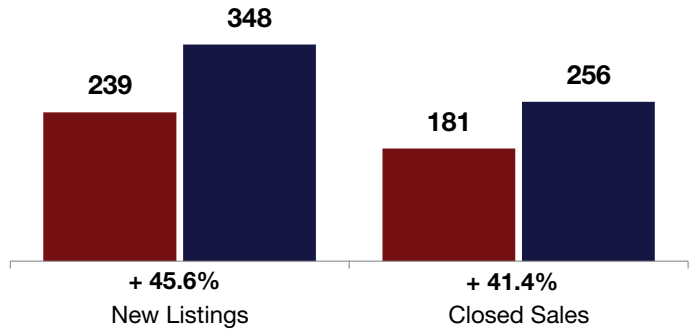
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

■ 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.