

# Local Market Update – July 2021

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



## City of Schenectady

**- 7.0%**

Change in  
New Listings

**+ 18.2%**

Change in  
Closed Sales

**+ 35.6%**

Change in  
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	71	66	- 7.0%	310	415	+ 33.9%
Closed Sales	44	52	+ 18.2%	225	312	+ 38.7%
Median Sales Price*	\$139,900	<b>\$189,700</b>	+ 35.6%	\$133,430	<b>\$155,000</b>	+ 16.2%
Percent of Original List Price Received*	98.8%	<b>106.5%</b>	+ 7.8%	95.5%	<b>100.1%</b>	+ 4.8%
Days on Market Until Sale	33	<b>27</b>	- 18.8%	42	<b>37</b>	- 12.0%
Inventory of Homes for Sale	94	<b>79</b>	- 16.0%	--	--	--
Months Supply of Inventory	2.6	<b>1.5</b>	- 40.8%	--	--	--

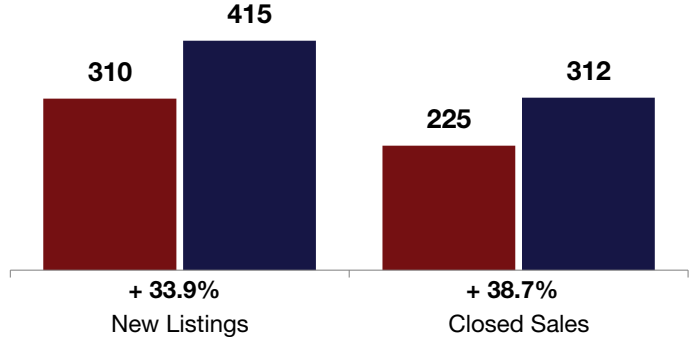
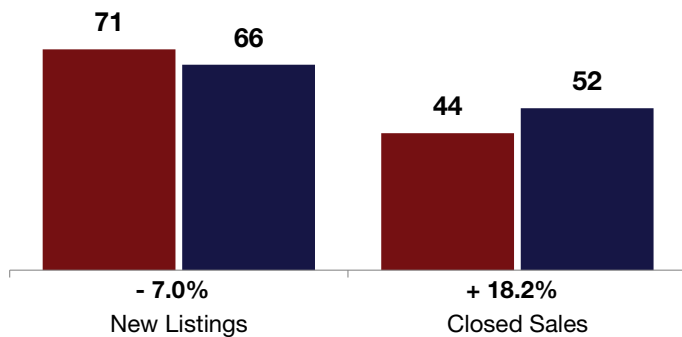
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

■ 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.