

# Local Market Update – August 2021

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



## City of Schenectady

**- 12.9%**

**+ 55.3%**

**+ 11.5%**

Change in  
New Listings

Change in  
Closed Sales

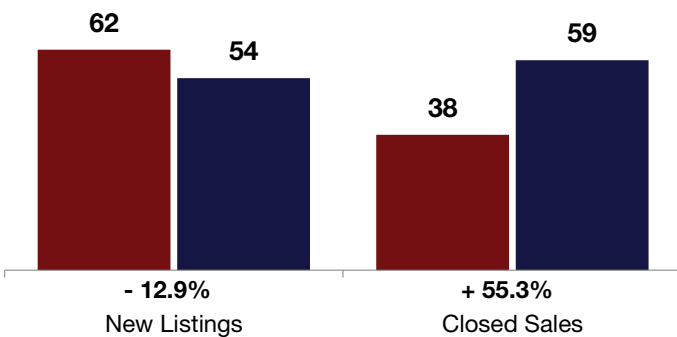
Change in  
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	62	54	- 12.9%	372	468	+ 25.8%
Closed Sales	38	59	+ 55.3%	263	374	+ 42.2%
Median Sales Price*	\$152,450	\$170,000	+ 11.5%	\$135,000	\$157,750	+ 16.9%
Percent of Original List Price Received*	100.7%	102.2%	+ 1.4%	96.2%	100.5%	+ 4.4%
Days on Market Until Sale	15	15	- 1.1%	38	34	- 12.8%
Inventory of Homes for Sale	97	74	- 23.7%	--	--	--
Months Supply of Inventory	2.7	1.5	- 45.4%	--	--	--

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

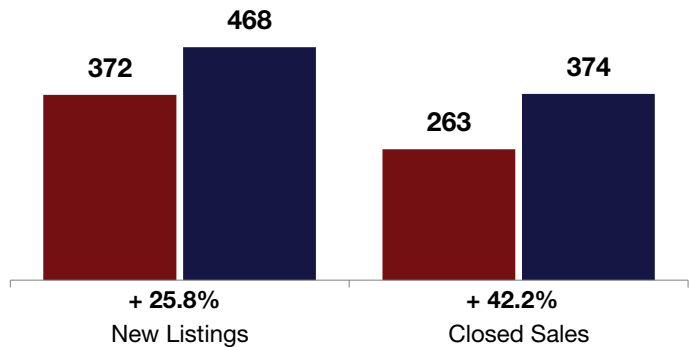
### August

■ 2020 ■ 2021

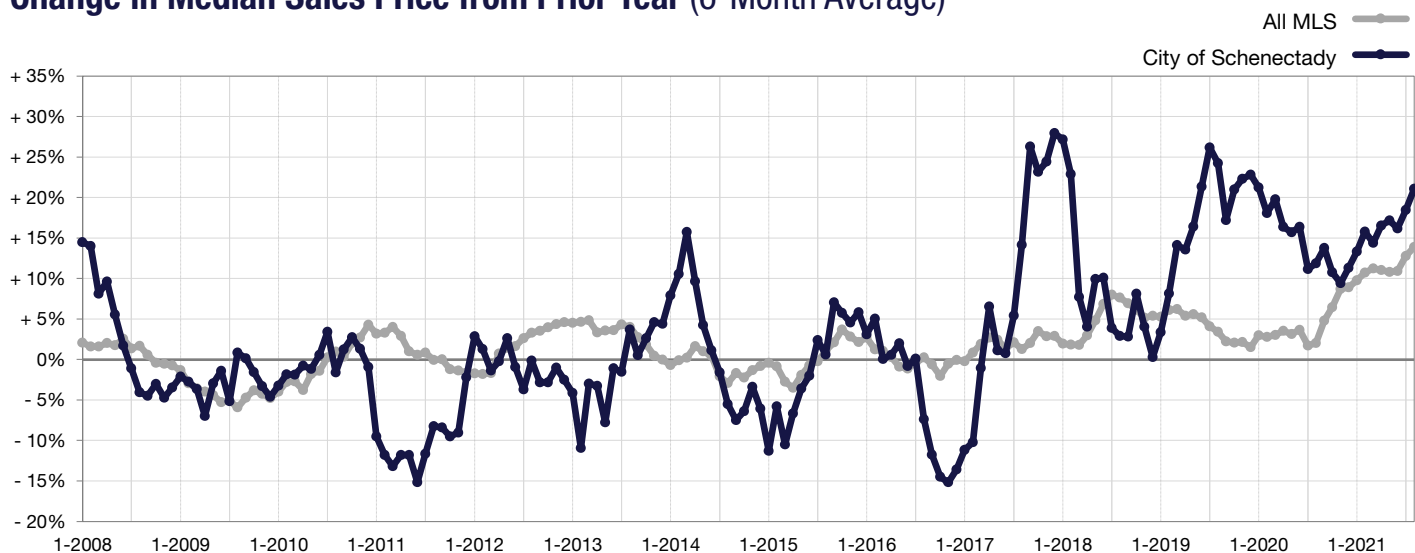


### Year to Date

■ 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.