

# Local Market Update – September 2021

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



## City of Schenectady

**- 4.7%**

**+ 63.9%**

**+ 13.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	64	61	- 4.7%	436	530	+ 21.6%
Closed Sales	36	59	+ 63.9%	299	439	+ 46.8%
Median Sales Price*	\$146,000	<b>\$165,000</b>	+ 13.0%	\$135,000	<b>\$160,000</b>	+ 18.5%
Percent of Original List Price Received*	99.4%	<b>101.8%</b>	+ 2.4%	96.6%	<b>100.8%</b>	+ 4.3%
Days on Market Until Sale	19	20	+ 7.2%	36	31	- 12.8%
Inventory of Homes for Sale	96	85	- 11.5%	--	--	--
Months Supply of Inventory	2.5	1.7	- 31.2%	--	--	--

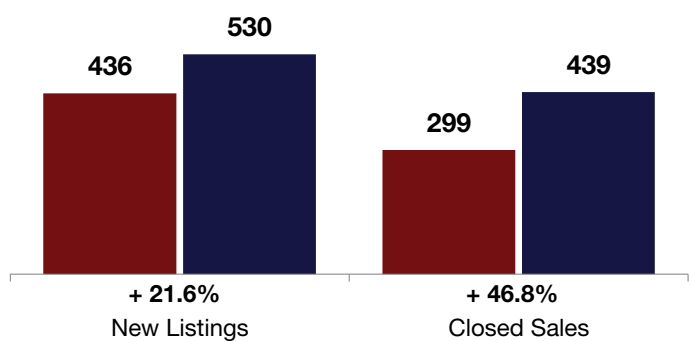
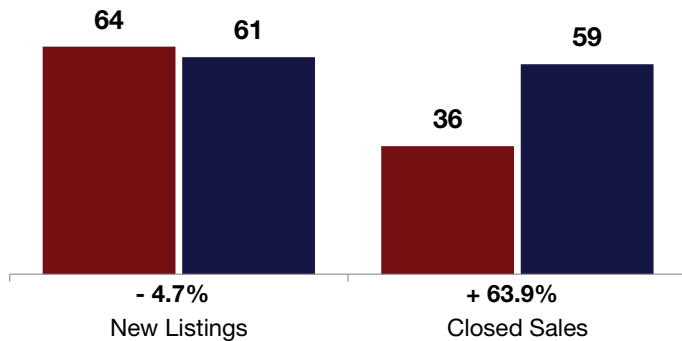
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

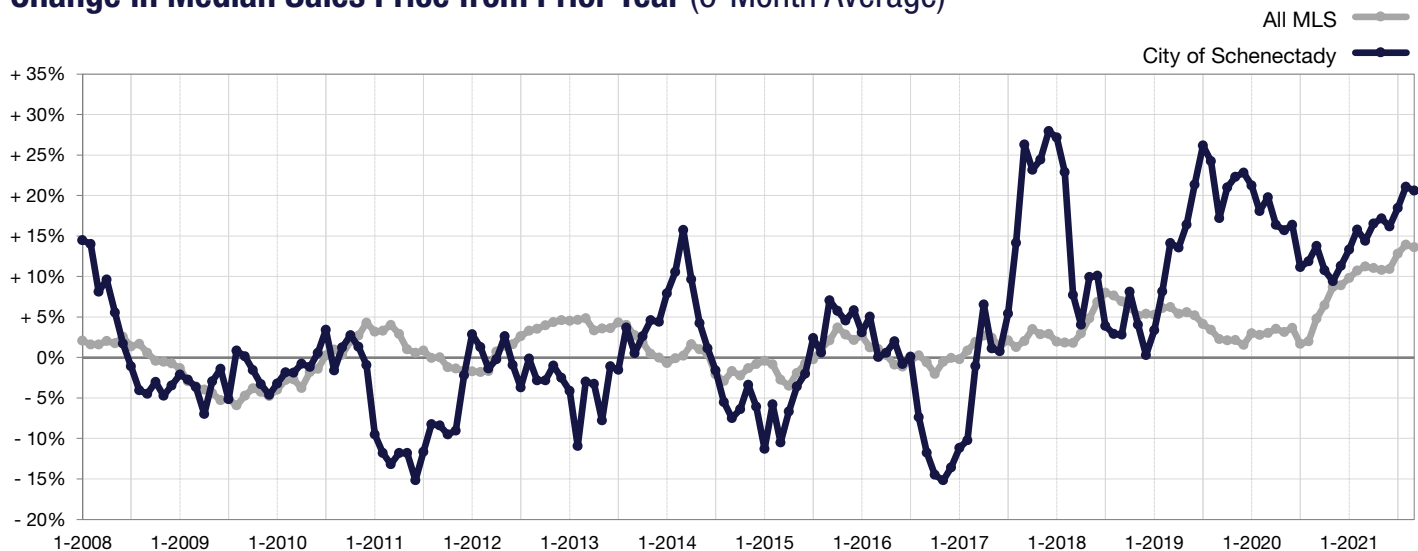
■ 2020 ■ 2021

### 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.