

Local Market Update – October 2021

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



City of Schenectady

- 29.0%

Change in
New Listings

+ 4.0%

Change in
Closed Sales

+ 25.0%

Change in
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	69	49	- 29.0%	505	580	+ 14.9%
Closed Sales	50	52	+ 4.0%	349	498	+ 42.7%
Median Sales Price*	\$140,000	\$175,000	+ 25.0%	\$136,450	\$160,000	+ 17.3%
Percent of Original List Price Received*	99.3%	102.5%	+ 3.3%	97.0%	101.1%	+ 4.2%
Days on Market Until Sale	32	40	+ 24.9%	36	35	- 2.2%
Inventory of Homes for Sale	99	67	- 32.3%	--	--	--
Months Supply of Inventory	2.5	1.4	- 45.2%	--	--	--

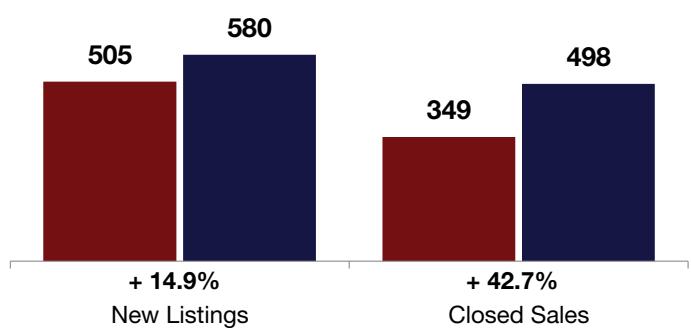
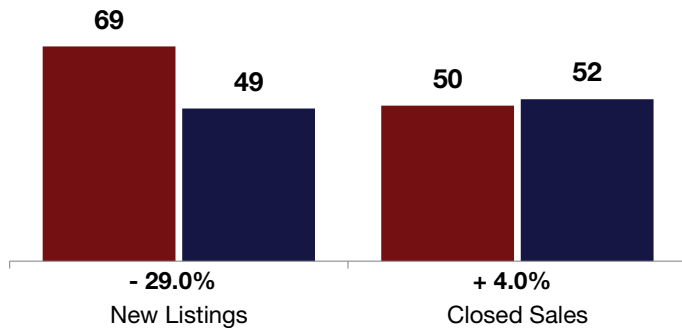
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

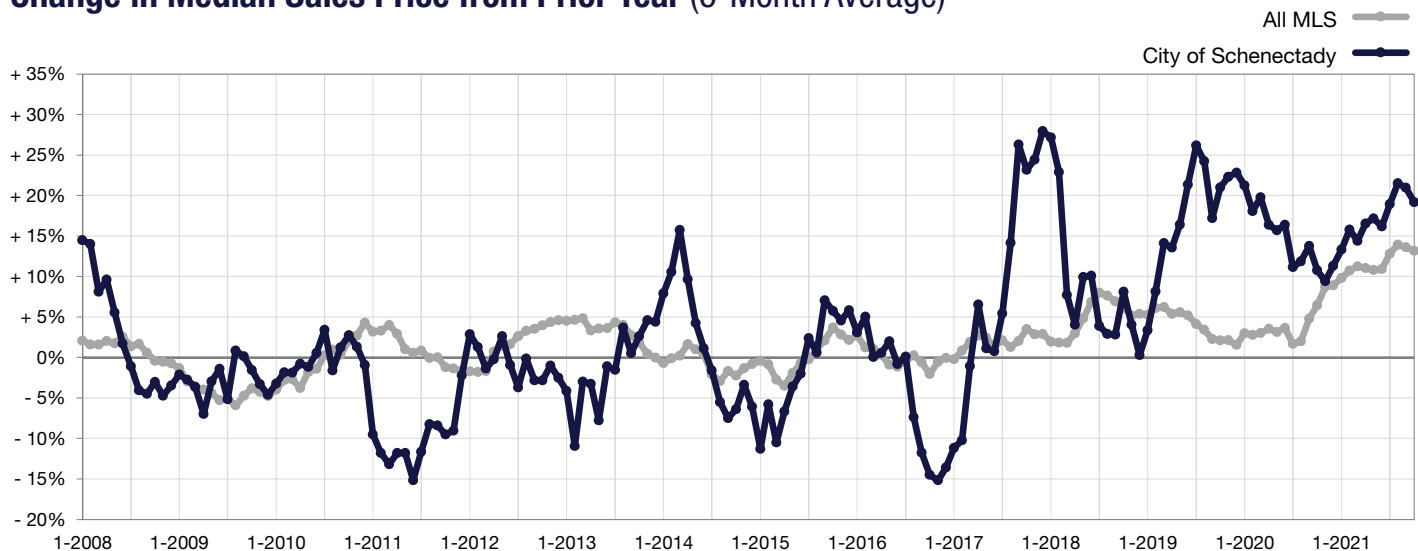
■ 2020 ■ 2021

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.