

Local Market Update – November 2021

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



City of Schenectady

+ 2.2%

Change in
New Listings

- 2.2%

Change in
Closed Sales

+ 6.5%

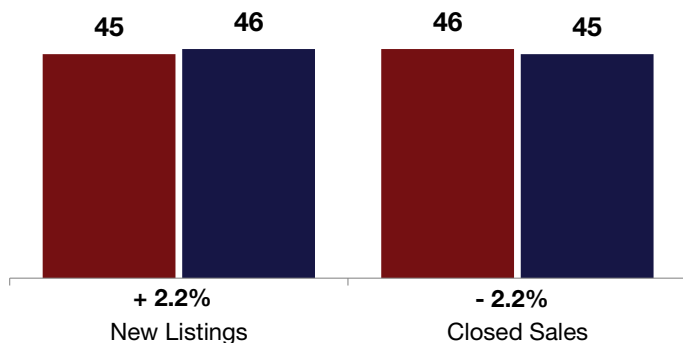
Change in
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	45	46	+ 2.2%	550	626	+ 13.8%
Closed Sales	46	45	- 2.2%	395	545	+ 38.0%
Median Sales Price*	\$155,000	\$165,000	+ 6.5%	\$139,900	\$160,000	+ 14.4%
Percent of Original List Price Received*	101.0%	98.8%	- 2.1%	97.4%	100.9%	+ 3.5%
Days on Market Until Sale	22	23	+ 6.3%	34	34	- 0.5%
Inventory of Homes for Sale	99	64	- 35.4%	--	--	--
Months Supply of Inventory	2.4	1.3	- 47.4%	--	--	--

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

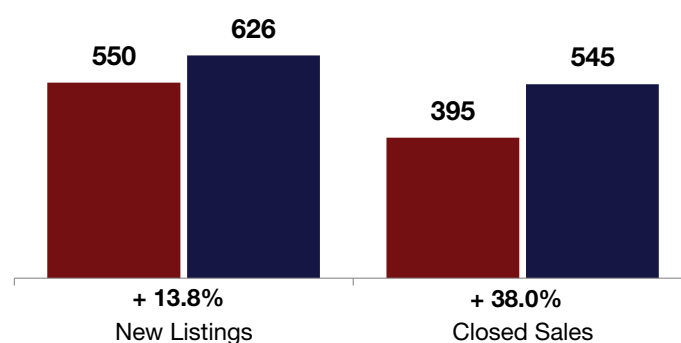
November

■ 2020 ■ 2021

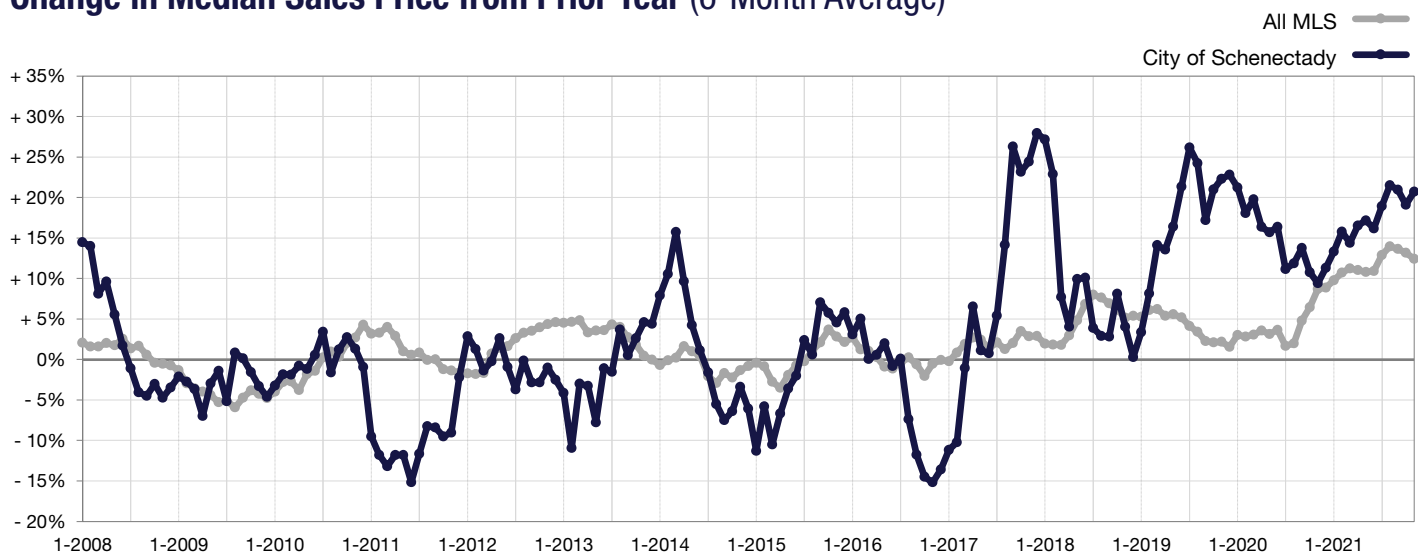


Year to Date

■ 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.