

# Local Market Update – December 2021

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



## City of Schenectady

**- 24.2%**

Change in  
New Listings

**- 25.0%**

Change in  
Closed Sales

**+ 6.9%**

Change in  
Median Sales Price

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	66	50	- 24.2%	1,220	1,314	+ 7.7%
Closed Sales	140	105	- 25.0%	981	1,222	+ 24.6%
Median Sales Price*	\$175,000	<b>\$187,096</b>	+ 6.9%	\$169,900	<b>\$186,000</b>	+ 9.5%
Percent of Original List Price Received*	97.6%	<b>98.8%</b>	+ 1.3%	97.6%	<b>100.5%</b>	+ 3.0%
Days on Market Until Sale	27	<b>35</b>	+ 30.4%	35	<b>29</b>	- 19.1%
Inventory of Homes for Sale	183	<b>116</b>	- 36.6%	--	--	--
Months Supply of Inventory	2.1	<b>1.2</b>	- 43.2%	--	--	--

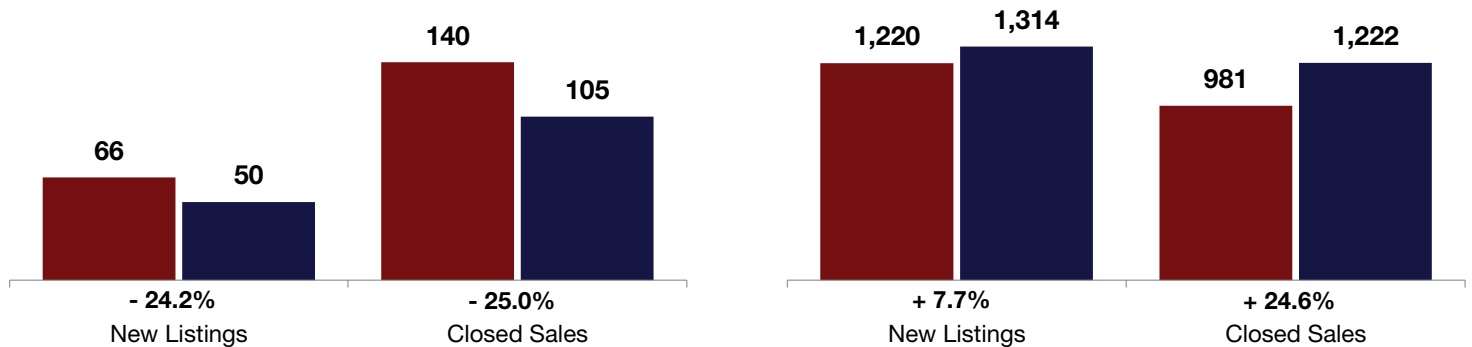
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

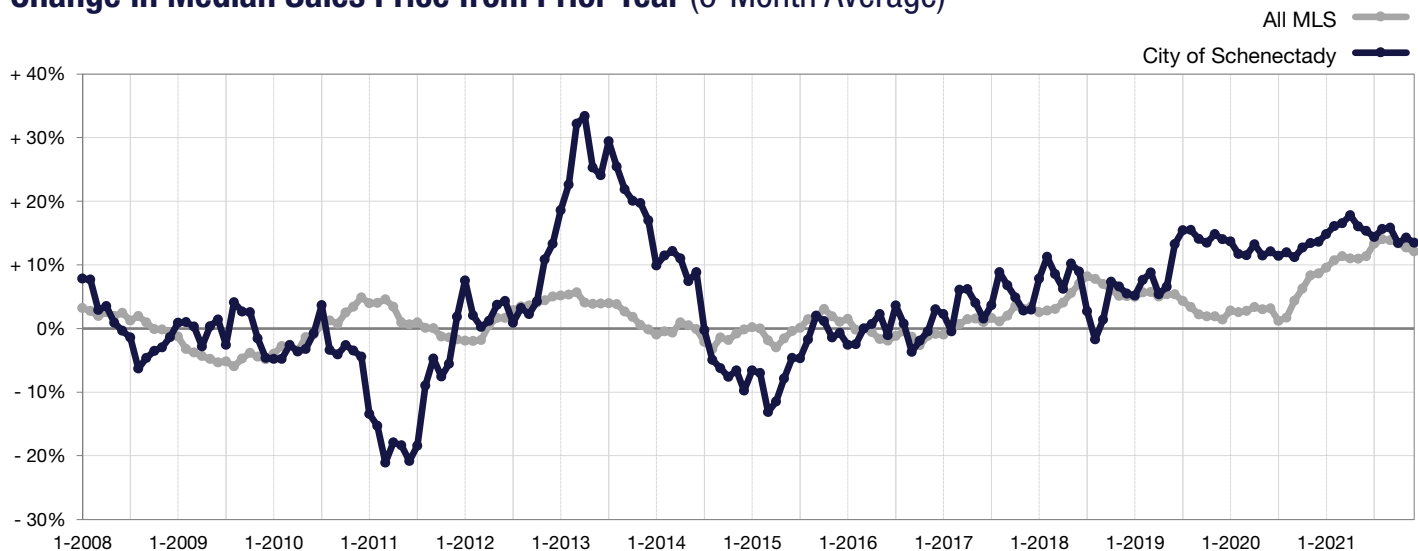
■ 2020 ■ 2021

### 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.