

Local Market Update – October 2020

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



Schenectady County

+ 8.1%

Change in
New Listings

+ 10.4%

Change in
Closed Sales

+ 11.1%

Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	209	226	+ 8.1%	2,186	2,065	- 5.5%
Closed Sales	164	181	+ 10.4%	1,491	1,423	- 4.6%
Median Sales Price*	\$175,500	\$195,000	+ 11.1%	\$175,000	\$185,784	+ 6.2%
Percent of Original List Price Received*	96.1%	99.6%	+ 3.6%	96.2%	97.4%	+ 1.3%
Days on Market Until Sale	43	29	- 31.8%	44	41	- 6.0%
Inventory of Homes for Sale	552	362	- 34.4%	--	--	--
Months Supply of Inventory	3.7	2.2	- 39.0%	--	--	--

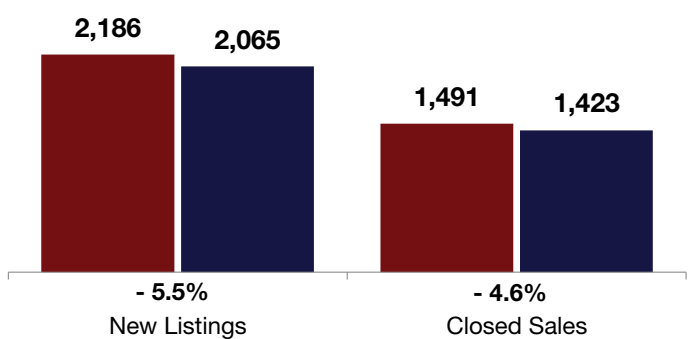
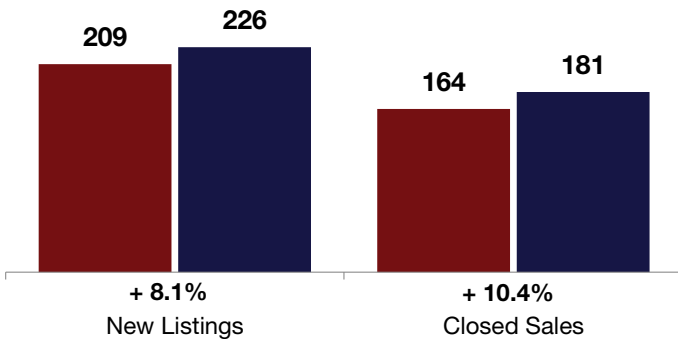
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

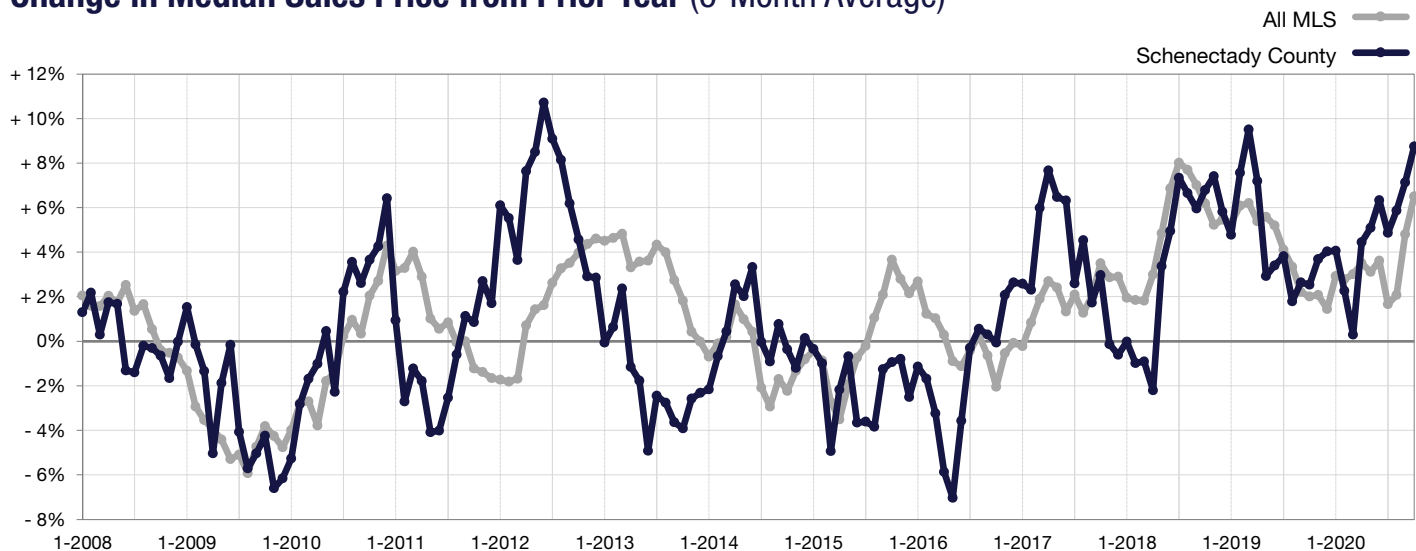
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.