

Local Market Update – November 2020

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



Schenectady County

+ 42.2%

Change in
New Listings

+ 21.9%

Change in
Closed Sales

+ 21.2%

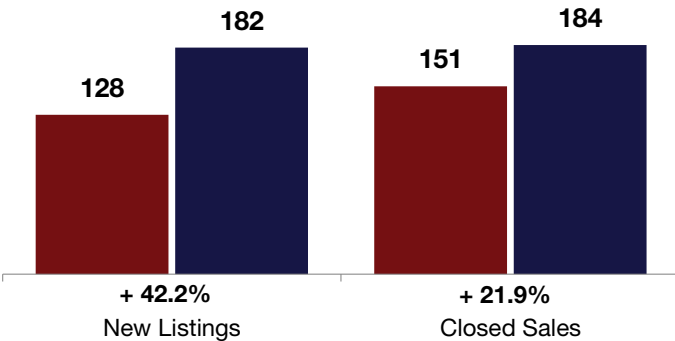
Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	128	182	+ 42.2%	2,315	2,247	- 2.9%
Closed Sales	151	184	+ 21.9%	1,642	1,617	- 1.5%
Median Sales Price*	\$165,000	\$200,000	+ 21.2%	\$174,900	\$188,414	+ 7.7%
Percent of Original List Price Received*	94.8%	99.3%	+ 4.7%	96.1%	97.6%	+ 1.7%
Days on Market Until Sale	40	23	- 43.1%	43	39	- 10.2%
Inventory of Homes for Sale	494	334	- 32.4%	--	--	--
Months Supply of Inventory	3.3	2.0	- 38.8%	--	--	--

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

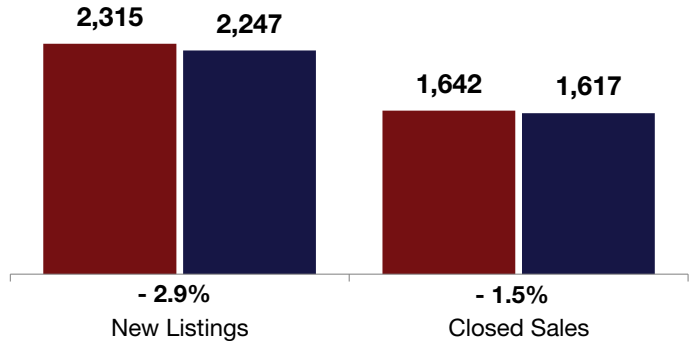
November

■ 2019 ■ 2020

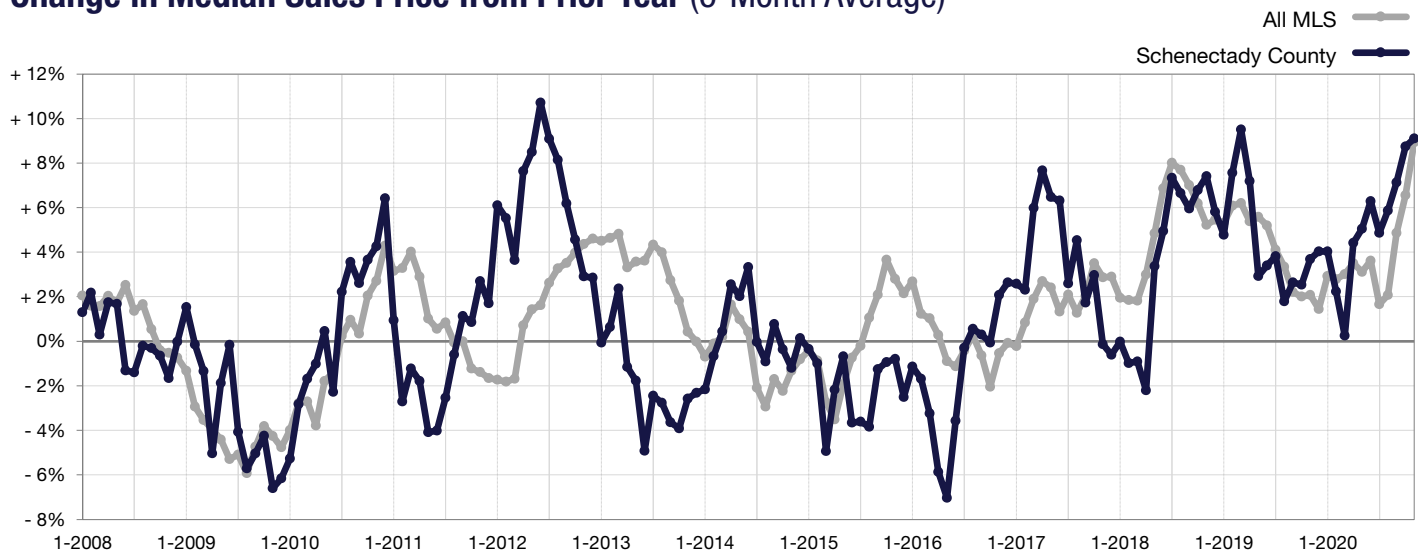


Year to Date

■ 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.