

Local Market Update – December 2020

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



Schenectady County

+ 52.9%

Change in
New Listings

+ 68.8%

Change in
Closed Sales

+ 16.3%

Change in
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	85	130	+ 52.9%	2,400	2,378	- 0.9%
Closed Sales	141	238	+ 68.8%	1,783	1,868	+ 4.8%
Median Sales Price*	\$179,220	\$208,500	+ 16.3%	\$175,000	\$190,000	+ 8.6%
Percent of Original List Price Received*	92.5%	98.4%	+ 6.3%	95.8%	97.8%	+ 2.1%
Days on Market Until Sale	55	27	- 50.9%	44	37	- 15.9%
Inventory of Homes for Sale	440	303	- 31.1%	--	--	--
Months Supply of Inventory	3.0	1.8	- 39.8%	--	--	--

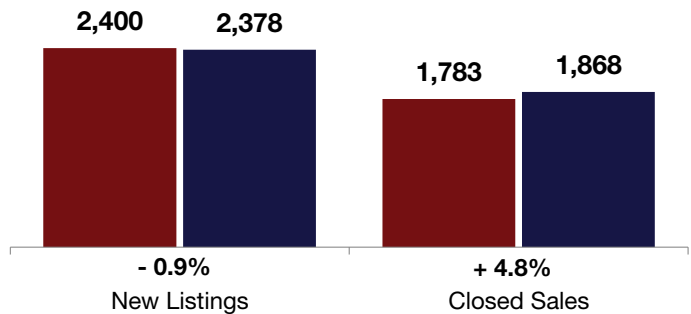
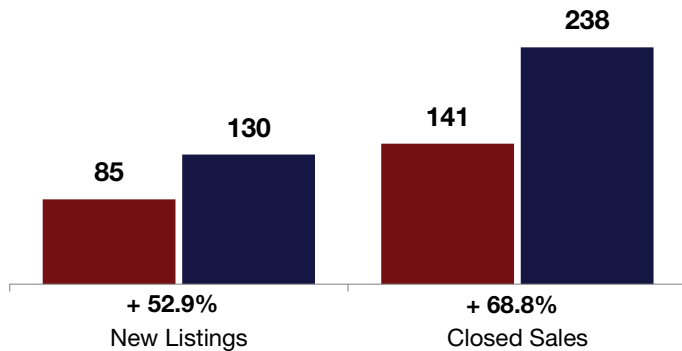
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

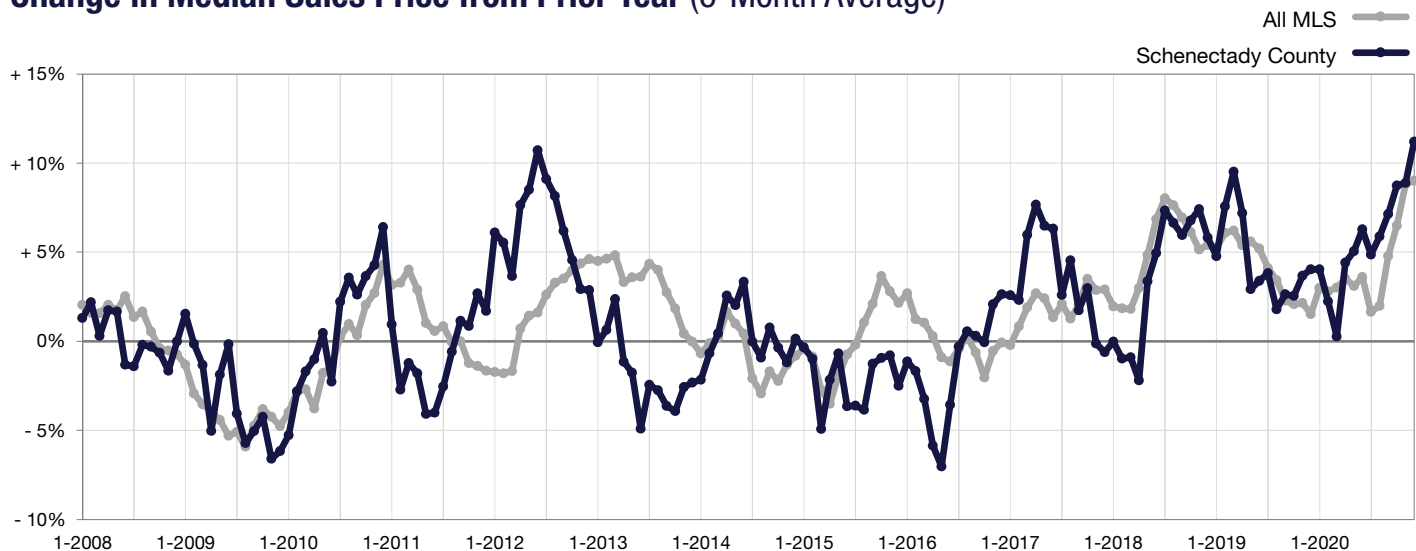
■ 2019 ■ 2020

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.