

Local Market Update – February 2021

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



Schenectady County

- 10.1% **+ 22.9%** **+ 12.6%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

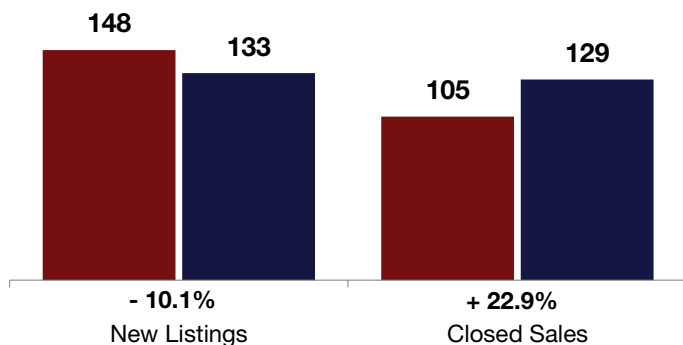
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	148	133	- 10.1%	326	269	- 17.5%
Closed Sales	105	129	+ 22.9%	223	277	+ 24.2%
Median Sales Price*	\$170,000	\$191,500	+ 12.6%	\$164,500	\$185,000	+ 12.5%
Percent of Original List Price Received*	95.1%	97.6%	+ 2.7%	95.0%	97.4%	+ 2.6%
Days on Market Until Sale	60	30	- 49.8%	55	35	- 35.4%
Inventory of Homes for Sale	391	225	- 42.5%	--	--	--
Months Supply of Inventory	2.6	1.3	- 48.9%	--	--	--

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

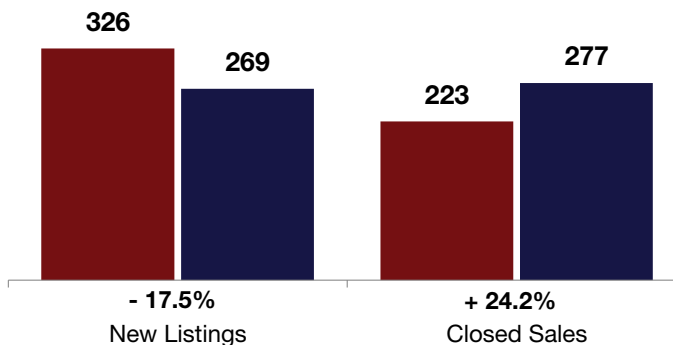
February

■ 2020 ■ 2021

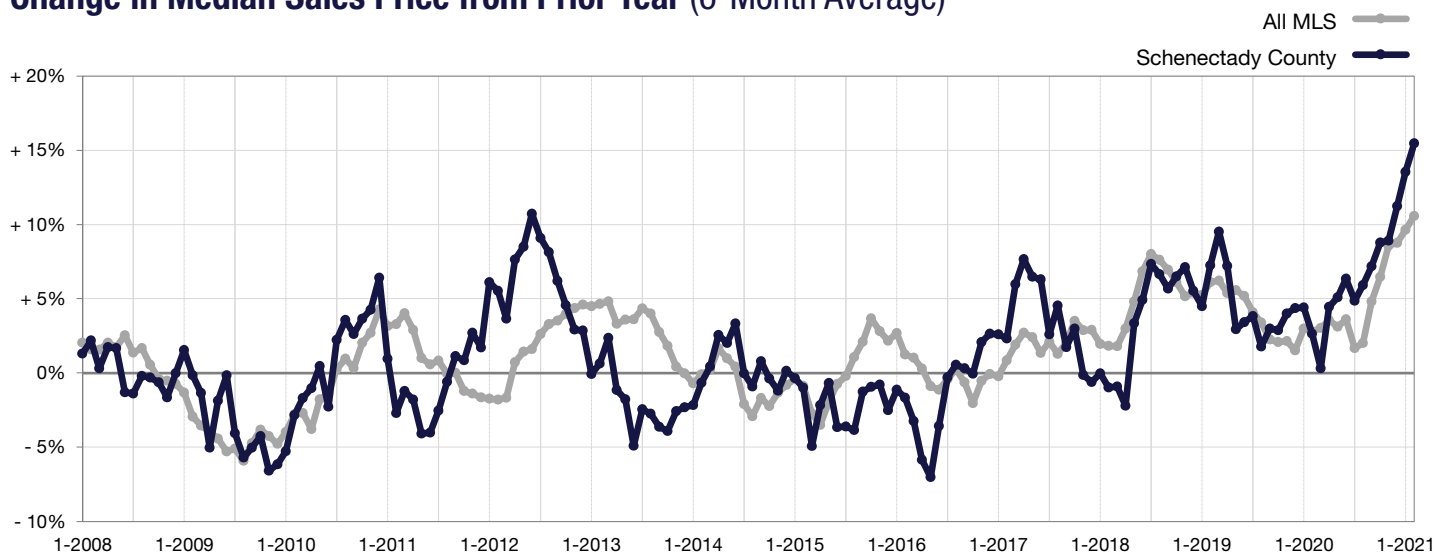


Year to Date

■ 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.