

Local Market Update – March 2021

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



Schenectady County

+ 19.6%

Change in
New Listings

+ 73.4%

Change in
Closed Sales

+ 17.1%

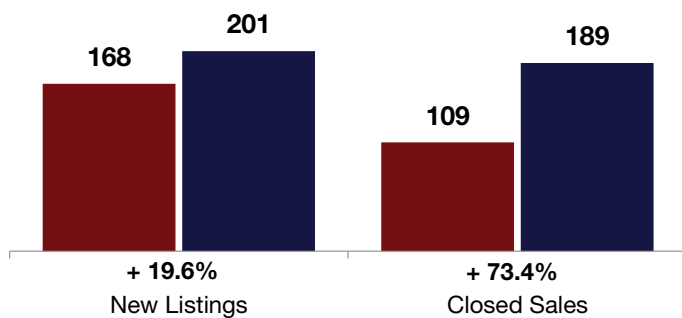
Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	168	201	+ 19.6%	494	470	- 4.9%
Closed Sales	109	189	+ 73.4%	332	474	+ 42.8%
Median Sales Price*	\$175,500	\$205,500	+ 17.1%	\$169,000	\$195,000	+ 15.4%
Percent of Original List Price Received*	94.1%	98.3%	+ 4.4%	94.7%	97.7%	+ 3.1%
Days on Market Until Sale	56	42	- 25.1%	55	38	- 30.9%
Inventory of Homes for Sale	374	203	- 45.7%	--	--	--
Months Supply of Inventory	2.5	1.1	- 53.6%	--	--	--

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

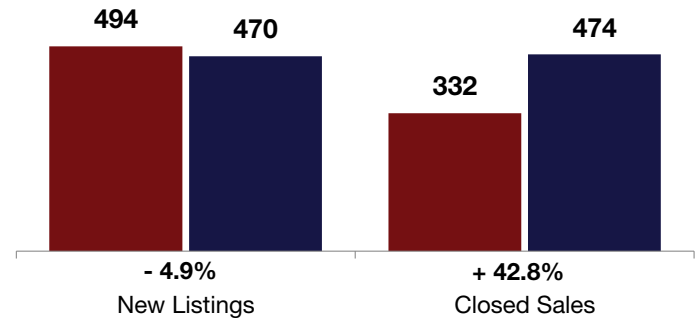
March

■ 2020 ■ 2021

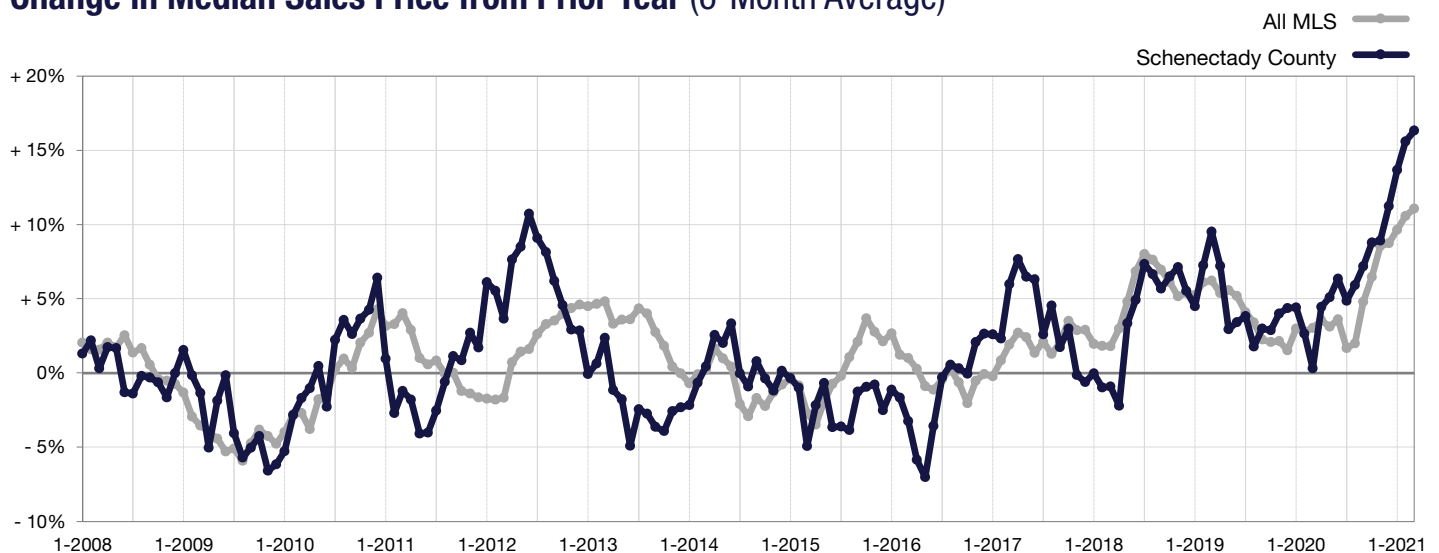


Year to Date

■ 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.