

Local Market Update – April 2021

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



Schenectady County

+ 126.9%

+ 22.2%

+ 20.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	108	245	+ 126.9%	602	715	+ 18.8%
Closed Sales	117	143	+ 22.2%	449	624	+ 39.0%
Median Sales Price*	\$175,500	\$212,000	+ 20.8%	\$170,000	\$197,950	+ 16.4%
Percent of Original List Price Received*	95.9%	99.5%	+ 3.8%	95.0%	98.2%	+ 3.3%
Days on Market Until Sale	56	35	- 37.1%	55	37	- 32.6%
Inventory of Homes for Sale	358	224	- 37.4%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.3%	--	--	--

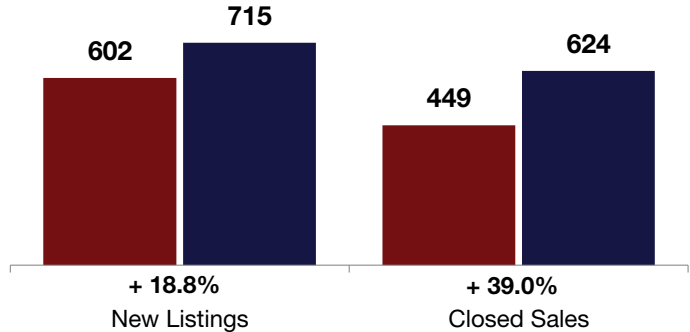
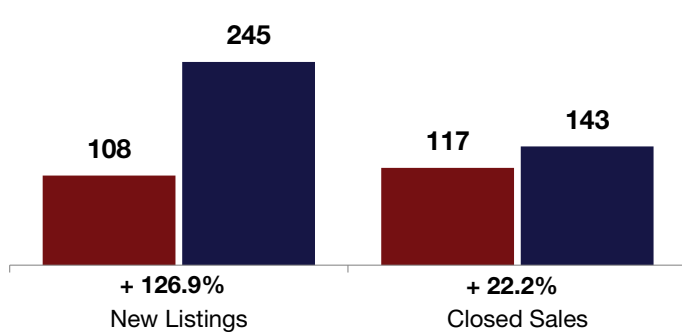
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.