

Local Market Update – July 2021

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



Schenectady County

+ 1.5%

Change in
New Listings

+ 10.4%

Change in
Closed Sales

+ 19.8%

Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	272	276	+ 1.5%	1,301	1,546	+ 18.8%
Closed Sales	182	201	+ 10.4%	867	1,204	+ 38.9%
Median Sales Price*	\$192,400	\$230,500	+ 19.8%	\$179,000	\$210,000	+ 17.3%
Percent of Original List Price Received*	98.2%	104.4%	+ 6.4%	96.3%	100.3%	+ 4.2%
Days on Market Until Sale	37	16	- 56.3%	49	30	- 37.9%
Inventory of Homes for Sale	360	300	- 16.7%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.7%	--	--	--

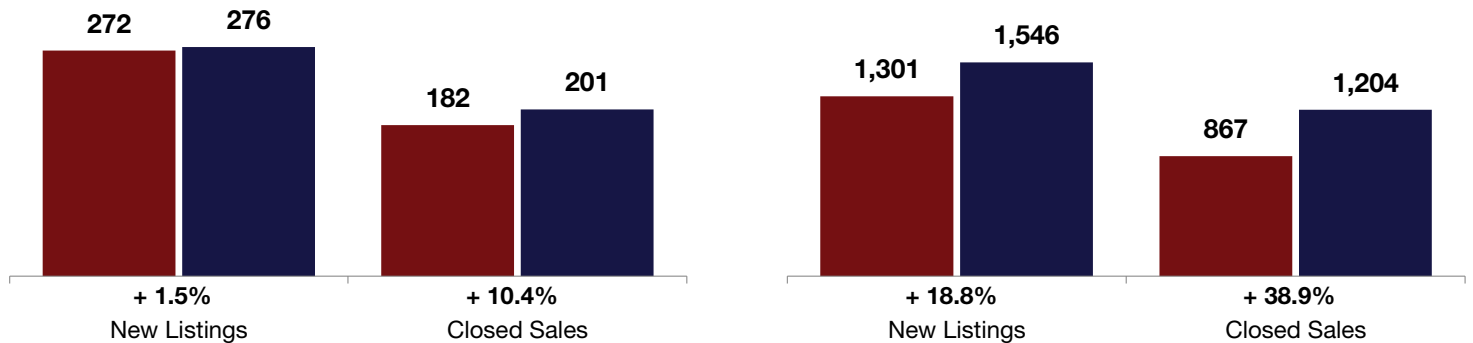
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

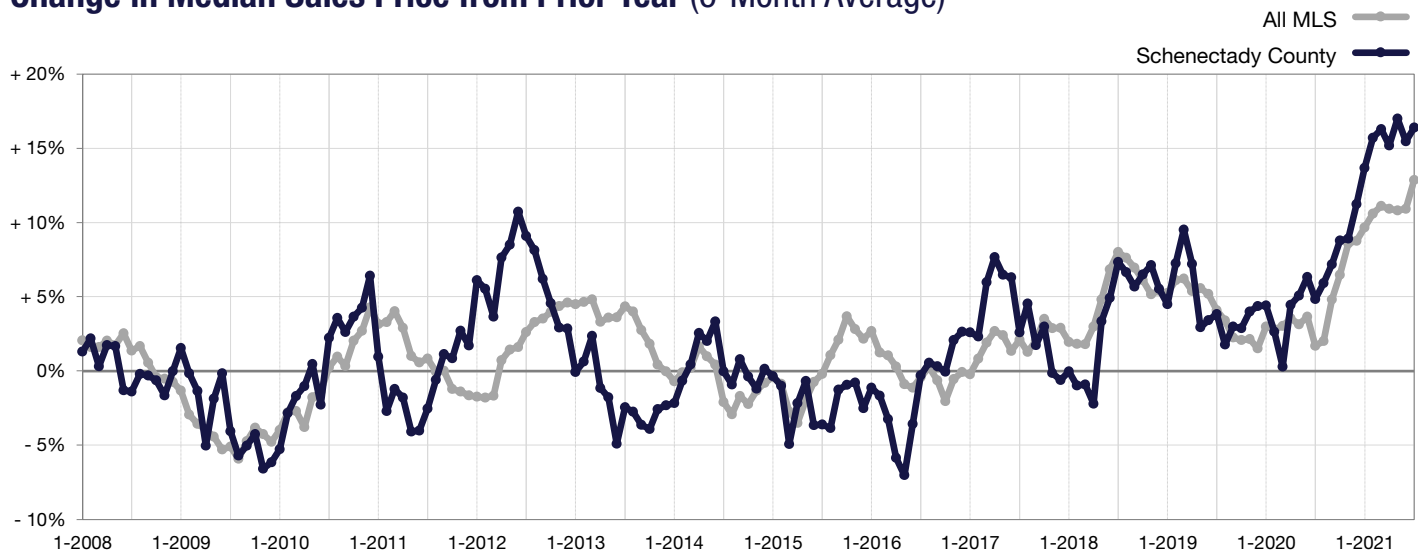
■ 2020 ■ 2021

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.