

Local Market Update – August 2021

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



Schenectady County

- 2.2%

Change in
New Listings

+ 17.4%

Change in
Closed Sales

+ 17.3%

Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	271	265	- 2.2%	1,572	1,812	+ 15.3%
Closed Sales	195	229	+ 17.4%	1,062	1,443	+ 35.9%
Median Sales Price*	\$196,000	\$230,000	+ 17.3%	\$182,850	\$211,000	+ 15.4%
Percent of Original List Price Received*	98.8%	102.3%	+ 3.6%	96.8%	100.7%	+ 4.0%
Days on Market Until Sale	34	21	- 38.1%	46	29	- 37.8%
Inventory of Homes for Sale	369	320	- 13.3%	--	--	--
Months Supply of Inventory	2.5	1.7	- 31.3%	--	--	--

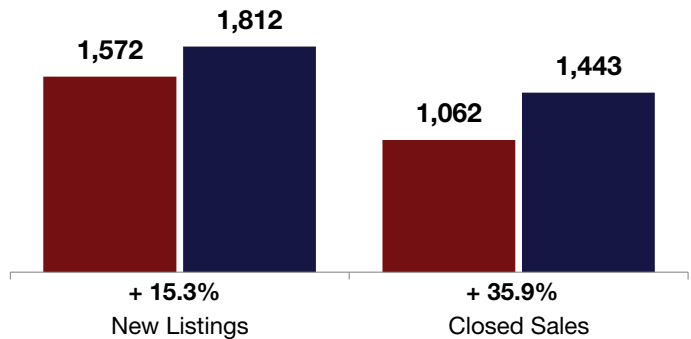
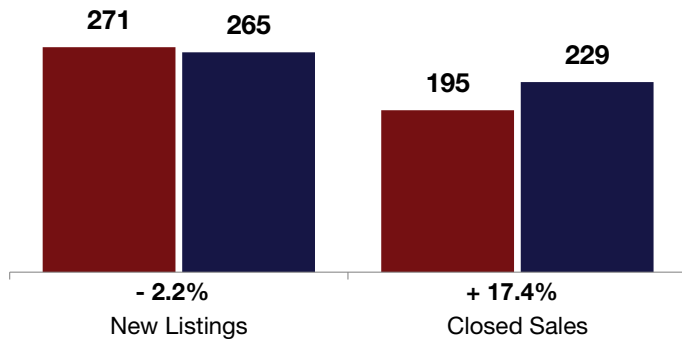
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

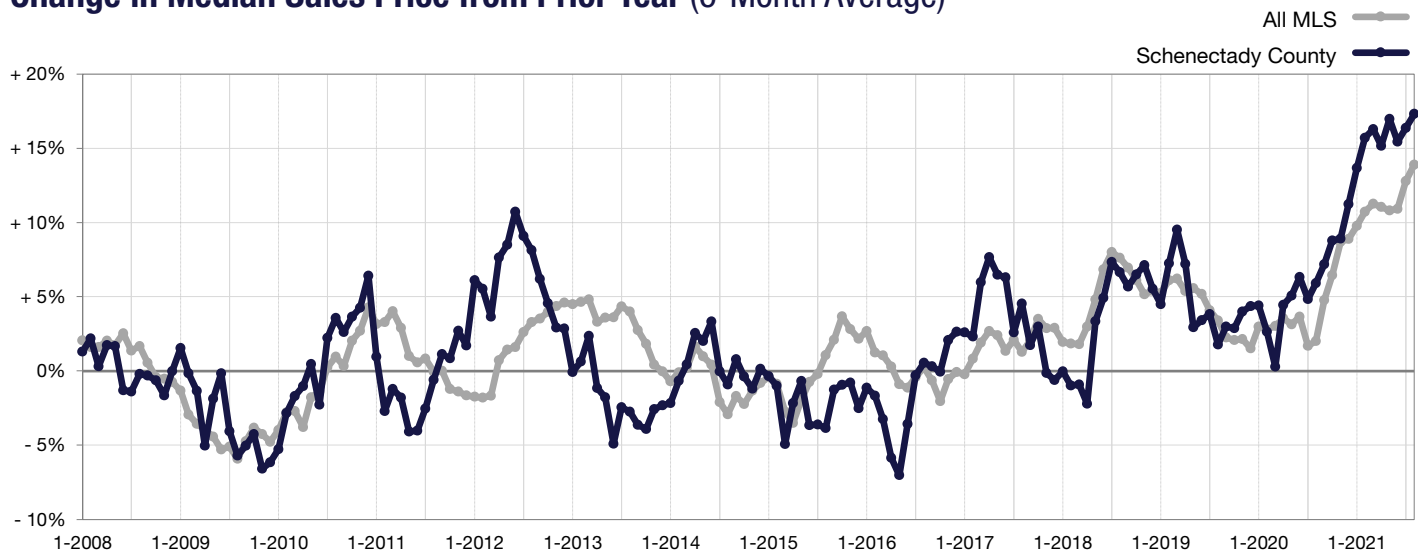
■ 2020 ■ 2021

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.