

Local Market Update – November 2021

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



Schenectady County

- 20.9%

Change in
New Listings

- 17.3%

Change in
Closed Sales

+ 8.9%

Change in
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	182	144	- 20.9%	2,251	2,363	+ 5.0%
Closed Sales	197	163	- 17.3%	1,636	2,045	+ 25.0%
Median Sales Price*	\$202,000	\$220,000	+ 8.9%	\$188,457	\$213,000	+ 13.0%
Percent of Original List Price Received*	99.5%	100.5%	+ 1.0%	97.7%	100.7%	+ 3.1%
Days on Market Until Sale	22	18	- 17.2%	39	27	- 31.0%
Inventory of Homes for Sale	332	233	- 29.8%	--	--	--
Months Supply of Inventory	2.0	1.3	- 36.4%	--	--	--

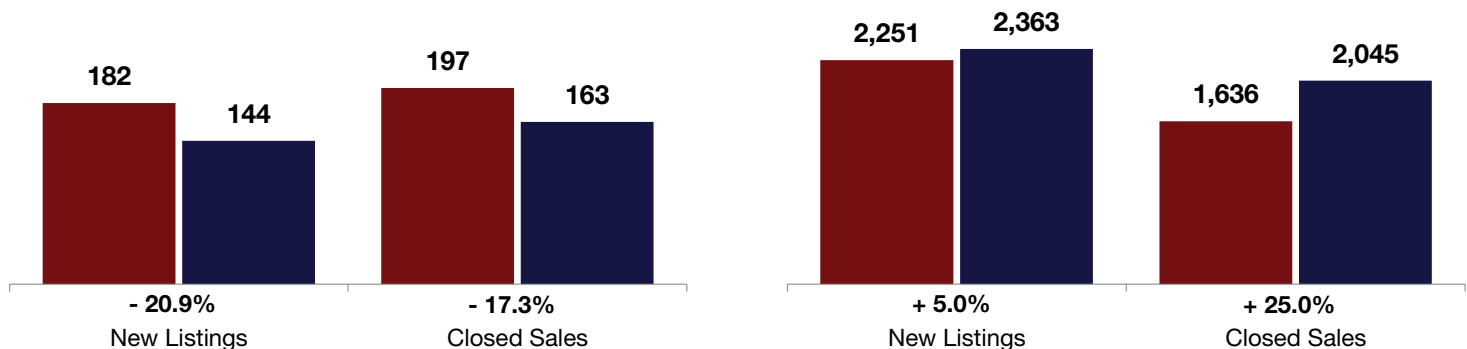
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 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.