

# Local Market Update – December 2021

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



## Schenectady County

**- 9.2%**

Change in  
New Listings

**- 20.5%**

Change in  
Closed Sales

**+ 1.5%**

Change in  
Median Sales Price

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	130	118	- 9.2%	2,428	2,519	+ 3.7%
Closed Sales	254	202	- 20.5%	1,943	2,317	+ 19.2%
Median Sales Price*	\$211,800	\$215,000	+ 1.5%	\$190,000	\$212,000	+ 11.6%
Percent of Original List Price Received*	98.6%	99.6%	+ 1.0%	97.9%	100.6%	+ 2.7%
Days on Market Until Sale	30	33	+ 10.5%	38	28	- 28.1%
Inventory of Homes for Sale	407	222	- 45.5%	--	--	--
Months Supply of Inventory	2.3	1.2	- 49.6%	--	--	--

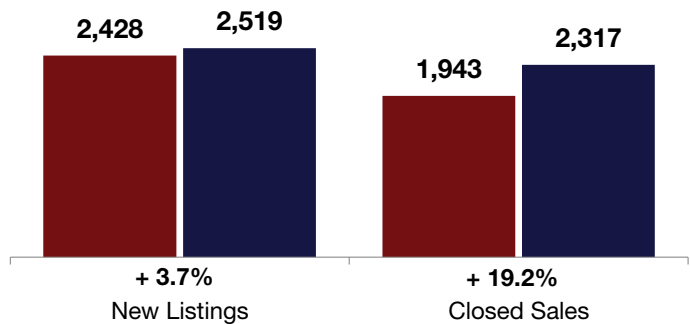
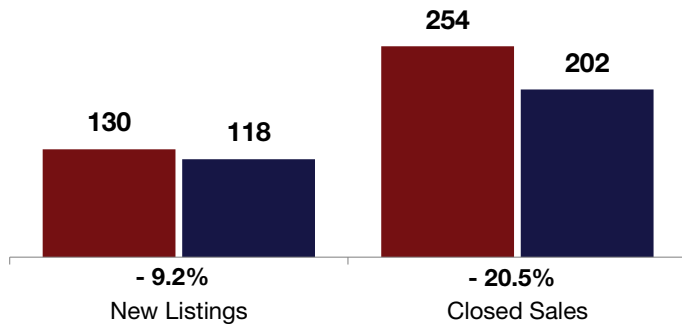
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

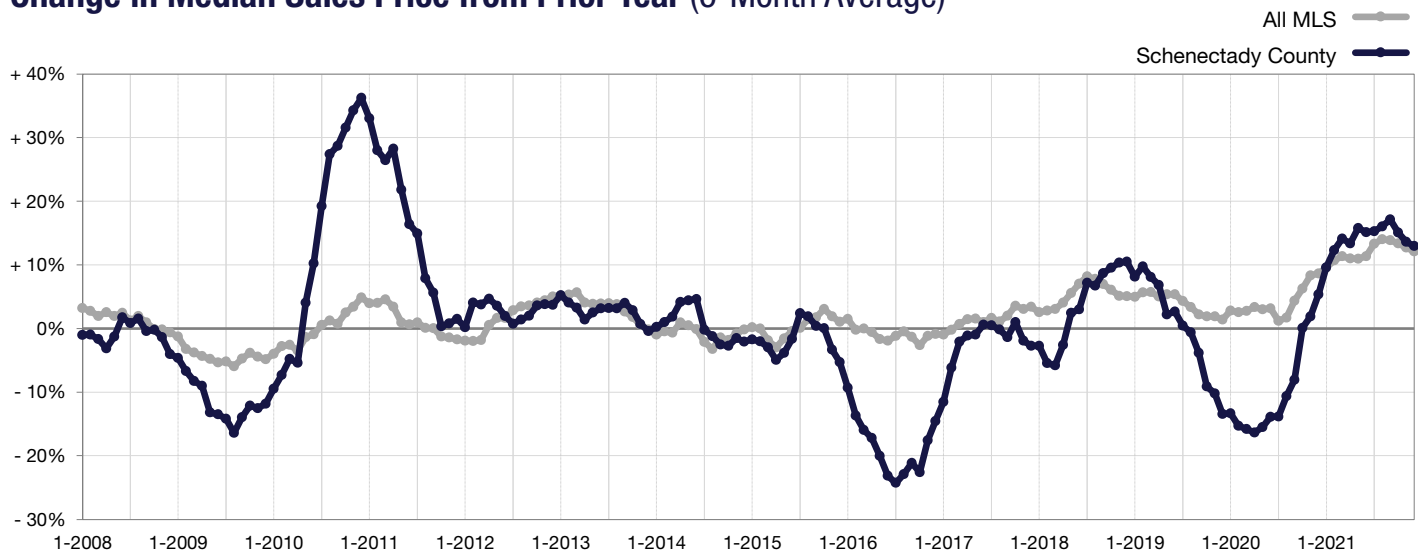
■ 2020 ■ 2021

### 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.