

Local Market Update – April 2021

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



Schoharie County

+ 166.7%

+ 19.0%

- 4.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	15	40	+ 166.7%	102	109	+ 6.9%
Closed Sales	21	25	+ 19.0%	82	84	+ 2.4%
Median Sales Price*	\$159,000	\$151,500	- 4.7%	\$138,450	\$161,550	+ 16.7%
Percent of Original List Price Received*	95.3%	95.1%	- 0.3%	91.1%	93.7%	+ 2.8%
Days on Market Until Sale	86	92	+ 7.5%	111	65	- 41.4%
Inventory of Homes for Sale	120	67	- 44.2%	--	--	--
Months Supply of Inventory	4.4	2.2	- 49.9%	--	--	--

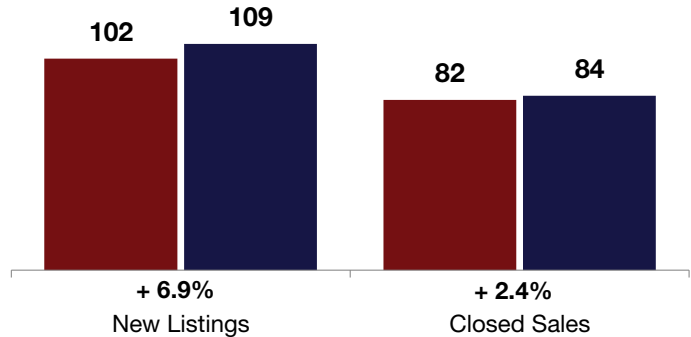
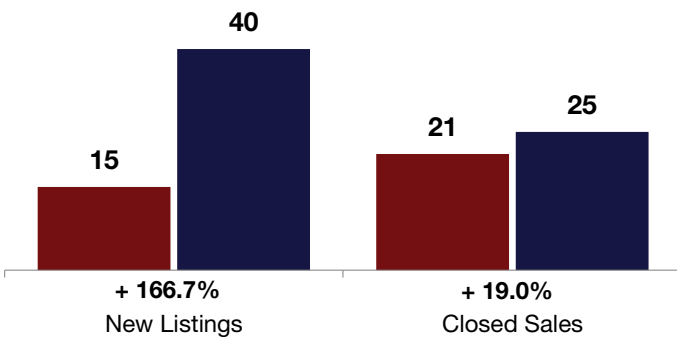
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

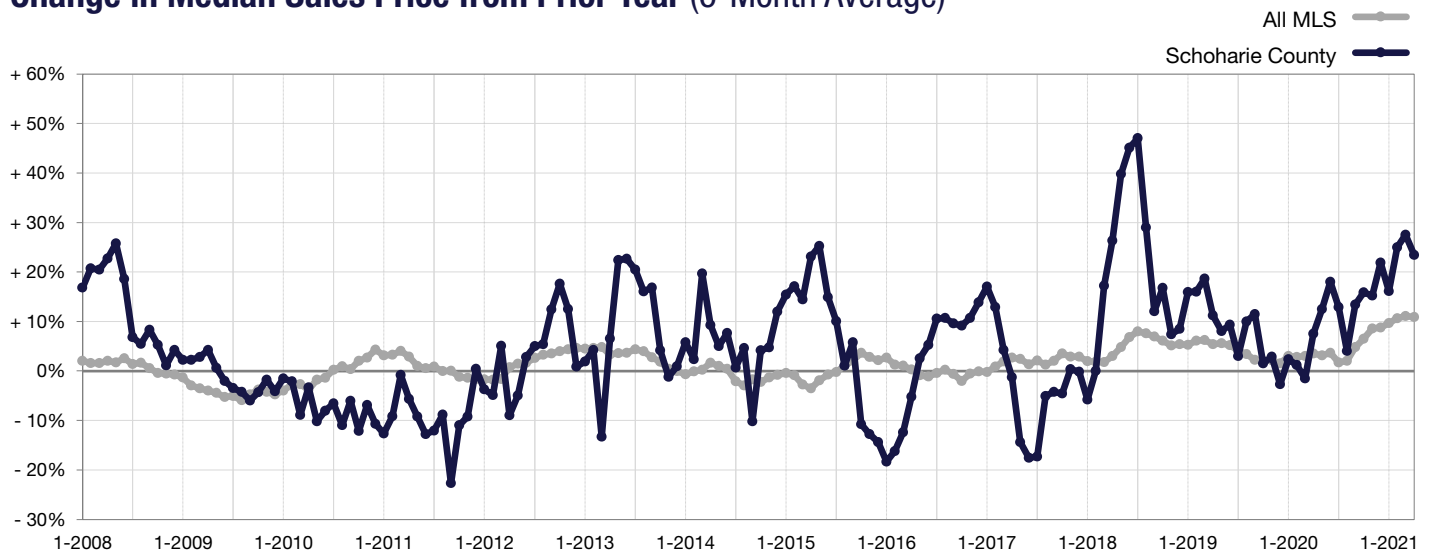
■ 2020 ■ 2021

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.