

# Local Market Update – May 2021

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



## Schoharie County

**+ 122.2%**

**0.0%**

**+ 33.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

|  | May       |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2020      | 2021      | + / -    | 2020         | 2021      | + / -   |
| New Listings                             | 18        | 40        | + 122.2% | 120          | 149       | + 24.2% |
| Closed Sales                             | 25        | 25        | 0.0%     | 107          | 109       | + 1.9%  |
| Median Sales Price*                      | \$125,000 | \$167,000 | + 33.6%  | \$132,500    | \$165,000 | + 24.5% |
| Percent of Original List Price Received* | 88.9%     | 93.4%     | + 5.1%   | 90.6%        | 93.6%     | + 3.3%  |
| Days on Market Until Sale                | 157       | 106       | - 32.4%  | 122          | 75        | - 38.9% |
| Inventory of Homes for Sale              | 108       | 66        | - 38.9%  | --           | --        | --      |
| Months Supply of Inventory               | 4.0       | 2.1       | - 47.6%  | --           | --        | --      |

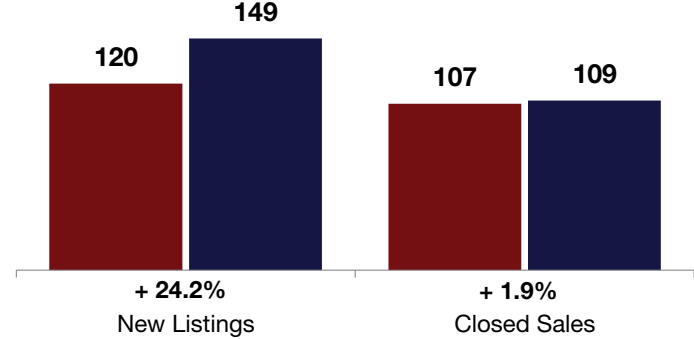
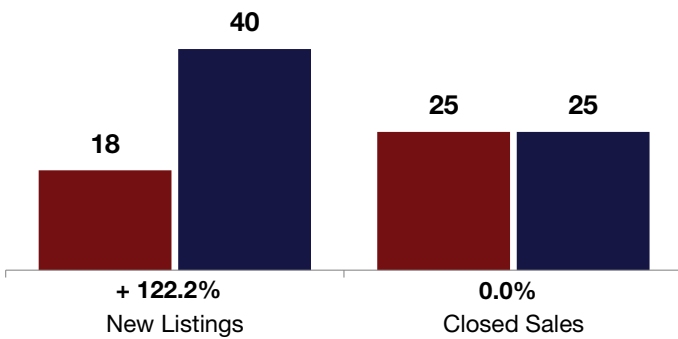
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

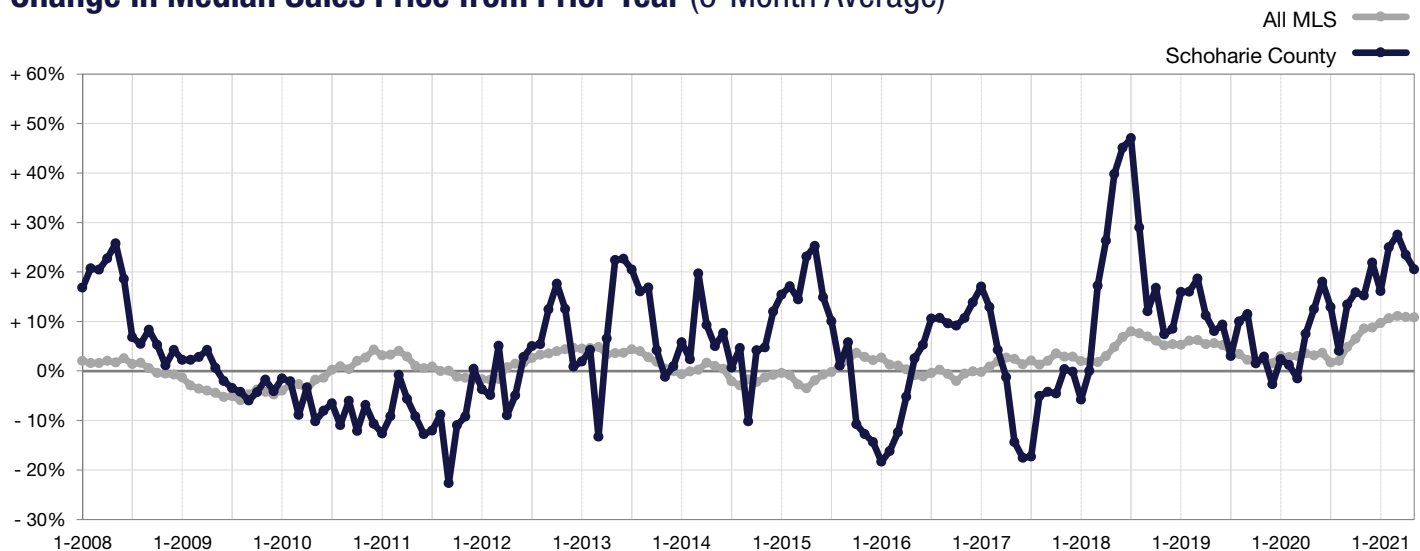
■ 2020 ■ 2021

### 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.