

# Local Market Update – July 2021

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



## Schoharie County

**+ 18.4%**

Change in  
New Listings

**+ 28.0%**

Change in  
Closed Sales

**+ 42.7%**

Change in  
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	49	<b>58</b>	+ 18.4%	221	<b>255</b>	+ 15.4%
Closed Sales	25	<b>32</b>	+ 28.0%	151	<b>179</b>	+ 18.5%
Median Sales Price*	\$124,450	<b>\$177,600</b>	+ 42.7%	\$138,297	<b>\$170,000</b>	+ 22.9%
Percent of Original List Price Received*	90.7%	<b>99.2%</b>	+ 9.4%	91.2%	<b>95.7%</b>	+ 5.0%
Days on Market Until Sale	86	<b>27</b>	- 68.1%	114	<b>65</b>	- 42.4%
Inventory of Homes for Sale	106	<b>100</b>	- 5.7%	--	--	--
Months Supply of Inventory	3.7	<b>3.4</b>	- 8.3%	--	--	--

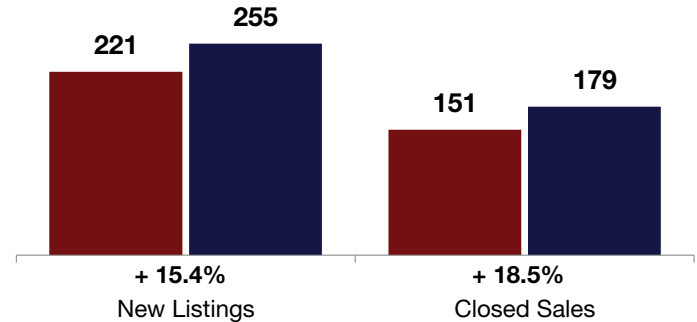
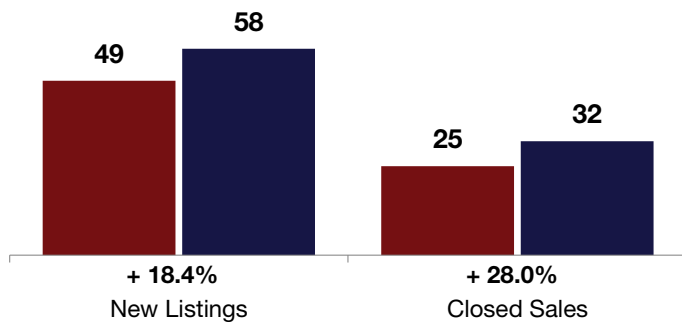
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

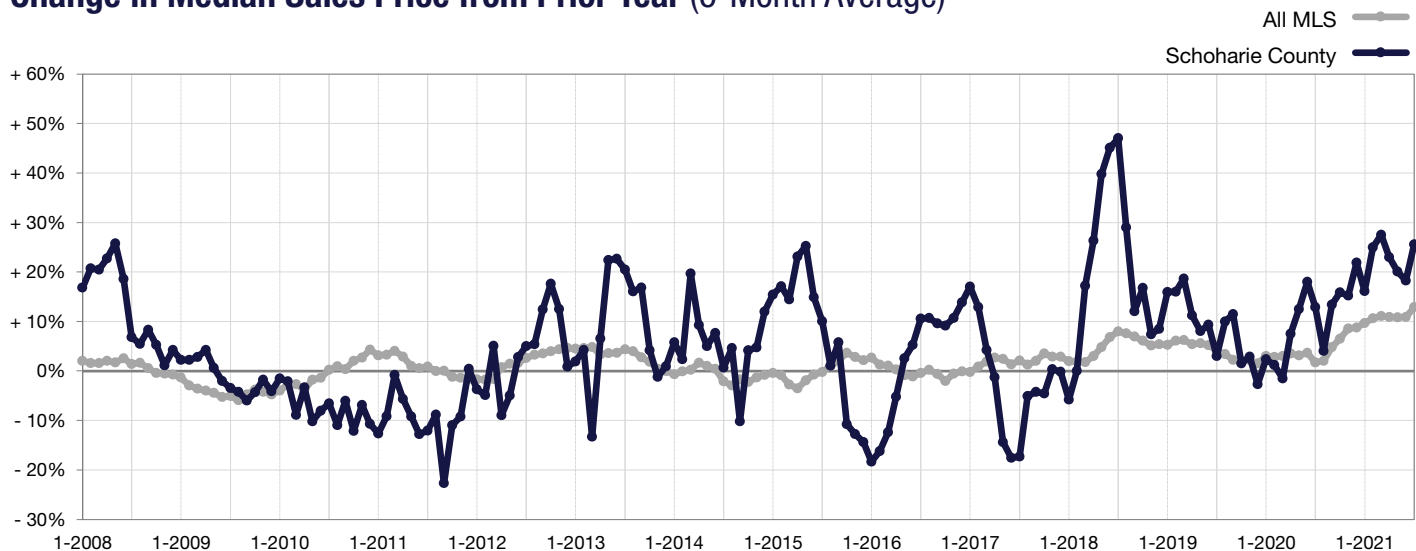
■ 2020 ■ 2021

### 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.