

Local Market Update – January 2022

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



City of Schenectady

+ 48.9%

Change in
New Listings

- 8.3%

Change in
Closed Sales

+ 15.2%

Change in
Median Sales Price

	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	47	70	+ 48.9%	47	70	+ 48.9%
Closed Sales	48	44	- 8.3%	48	44	- 8.3%
Median Sales Price*	\$143,000	\$164,750	+ 15.2%	\$143,000	\$164,750	+ 15.2%
Percent of Original List Price Received*	96.0%	100.3%	+ 4.4%	96.0%	100.3%	+ 4.4%
Days on Market Until Sale	45	27	- 39.8%	45	27	- 39.8%
Inventory of Homes for Sale	108	83	- 23.1%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.3%	--	--	--

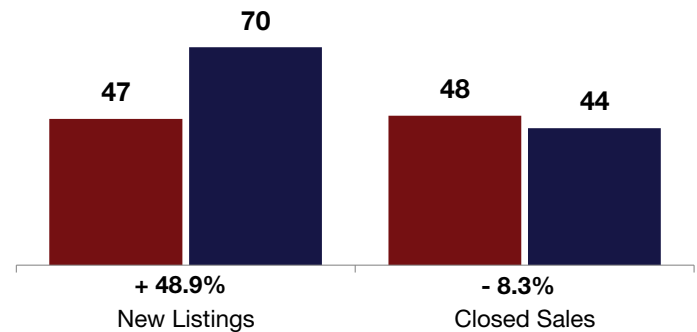
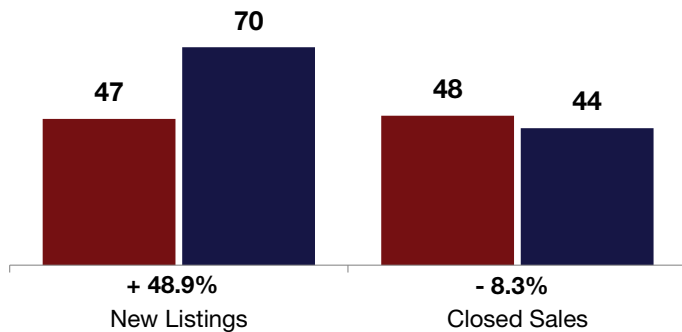
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

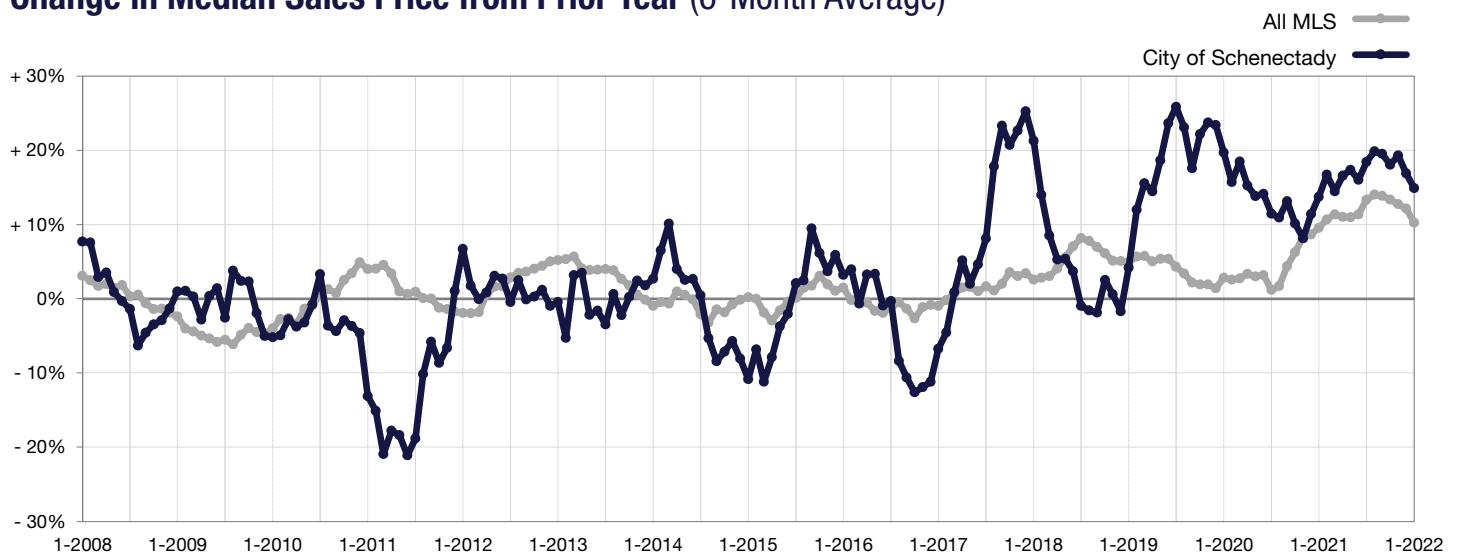
■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



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.