

Local Market Update – February 2022

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



City of Schenectady

+ 124.3%

- 17.9%

+ 9.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	37	83	+ 124.3%	84	153	+ 82.1%
Closed Sales	39	32	- 17.9%	87	77	- 11.5%
Median Sales Price*	\$155,000	\$169,950	+ 9.6%	\$149,900	\$165,000	+ 10.1%
Percent of Original List Price Received*	96.8%	98.9%	+ 2.2%	96.4%	100.3%	+ 4.1%
Days on Market Until Sale	28	50	+ 76.8%	38	36	- 3.2%
Inventory of Homes for Sale	103	80	- 22.3%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.8%	--	--	--

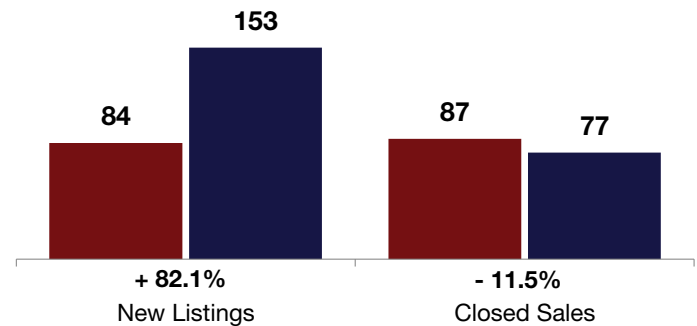
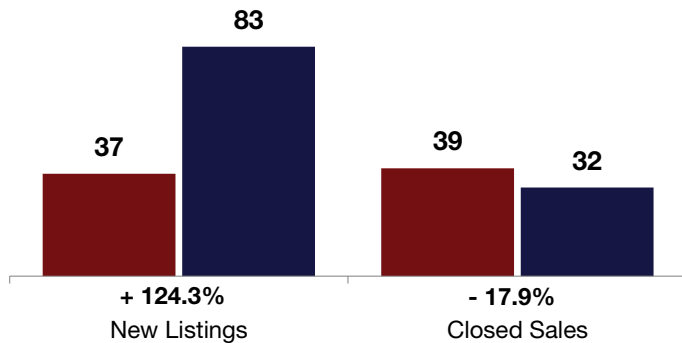
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

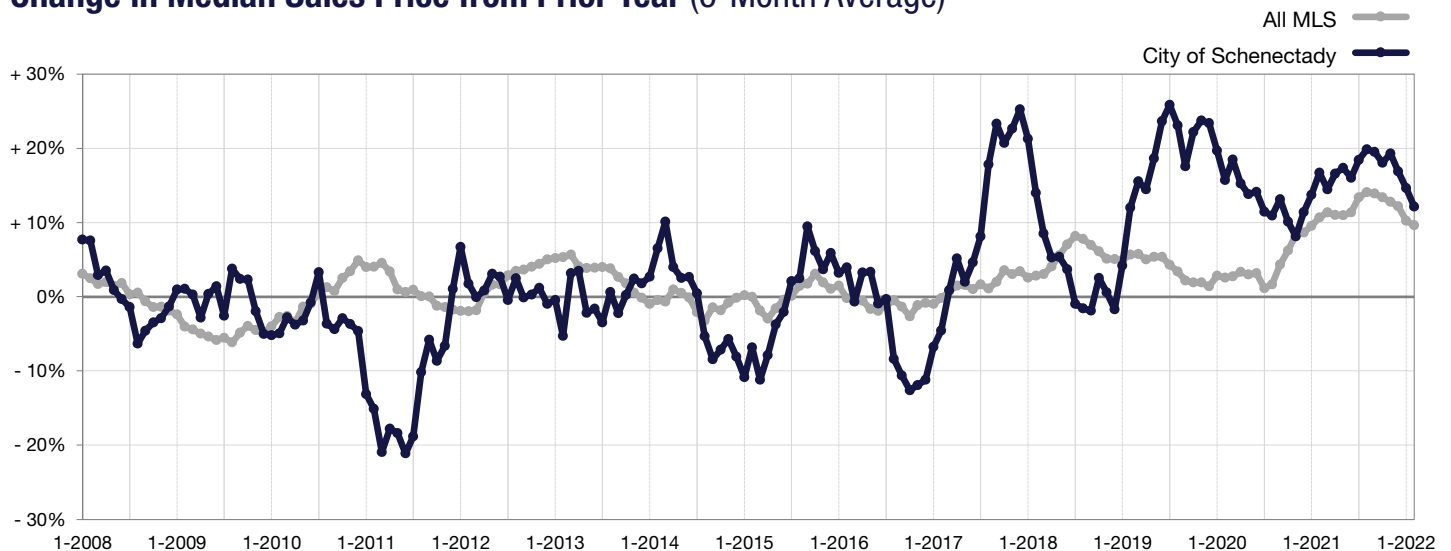
■ 2021 ■ 2022

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.