

Local Market Update – April 2022

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



City of Schenectady

+ 30.3%

Change in
New Listings

+ 71.4%

Change in
Closed Sales

+ 26.2%

Change in
Median Sales Price

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	76	99	+ 30.3%	212	340	+ 60.4%
Closed Sales	42	72	+ 71.4%	187	233	+ 24.6%
Median Sales Price*	\$156,500	\$197,500	+ 26.2%	\$148,800	\$180,000	+ 21.0%
Percent of Original List Price Received*	97.5%	102.1%	+ 4.8%	97.5%	100.6%	+ 3.1%
Days on Market Until Sale	46	17	- 62.1%	41	30	- 28.4%
Inventory of Homes for Sale	97	68	- 29.9%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.3%	--	--	--

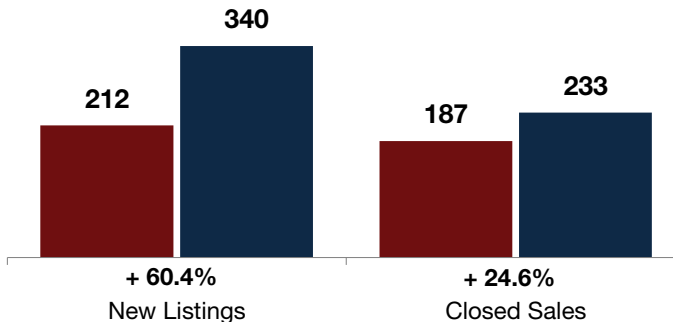
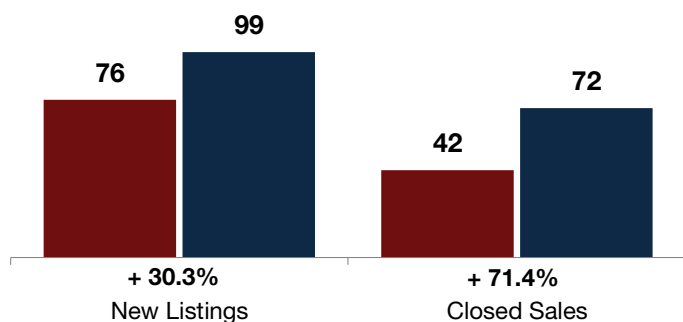
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

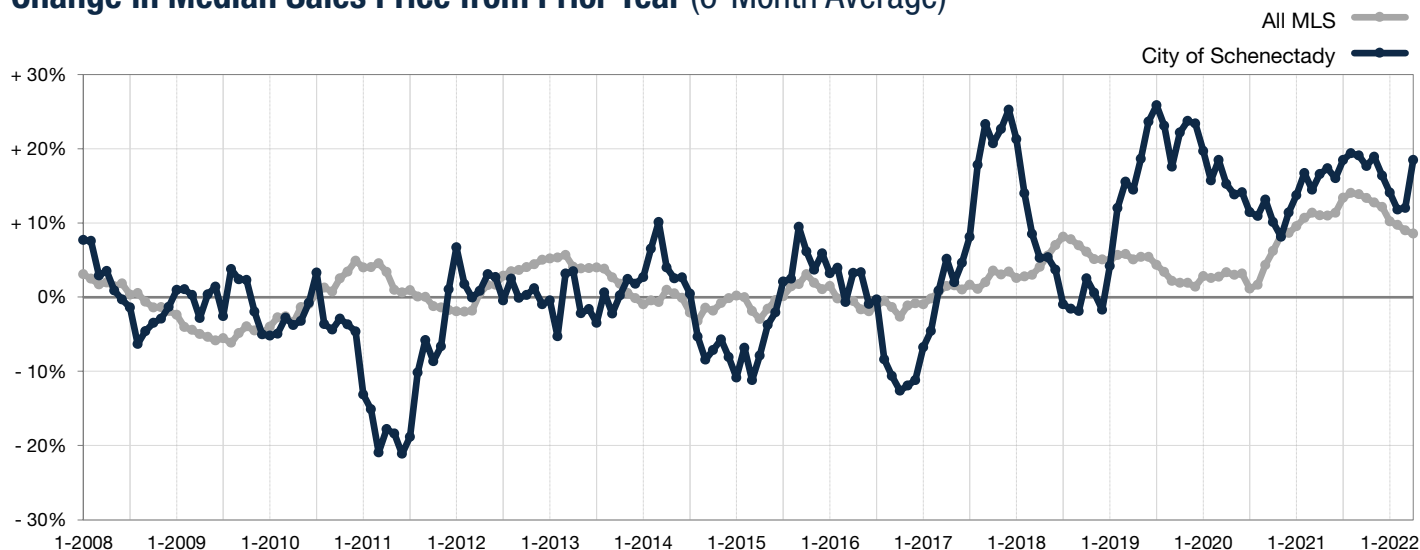
■ 2021 ■ 2022

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.