

Local Market Update – May 2022

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



City of Schenectady

- 1.1%

Change in
New Listings

+ 87.2%

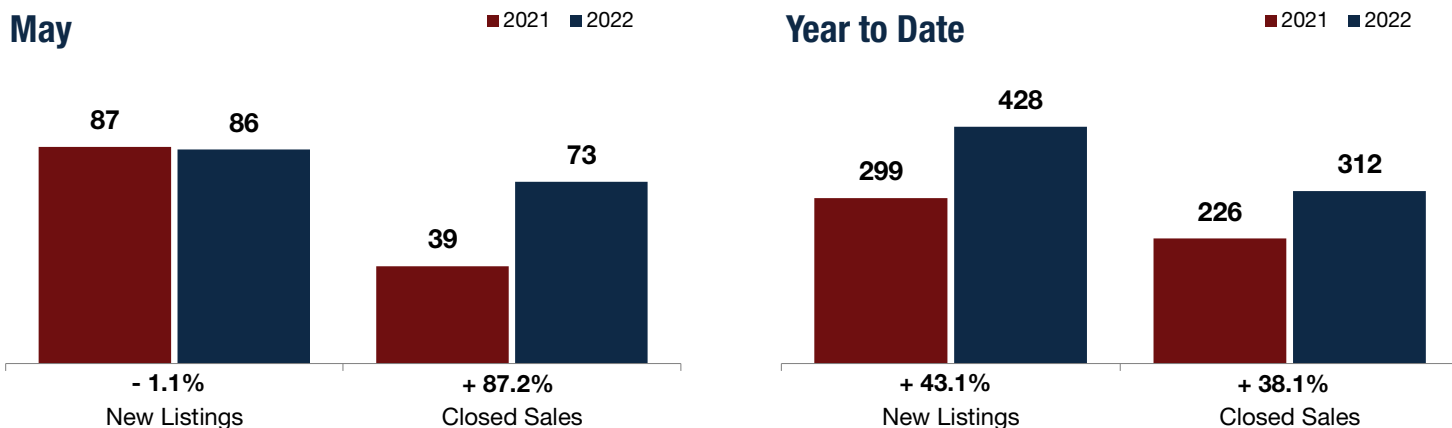
Change in
Closed Sales

+ 22.7%

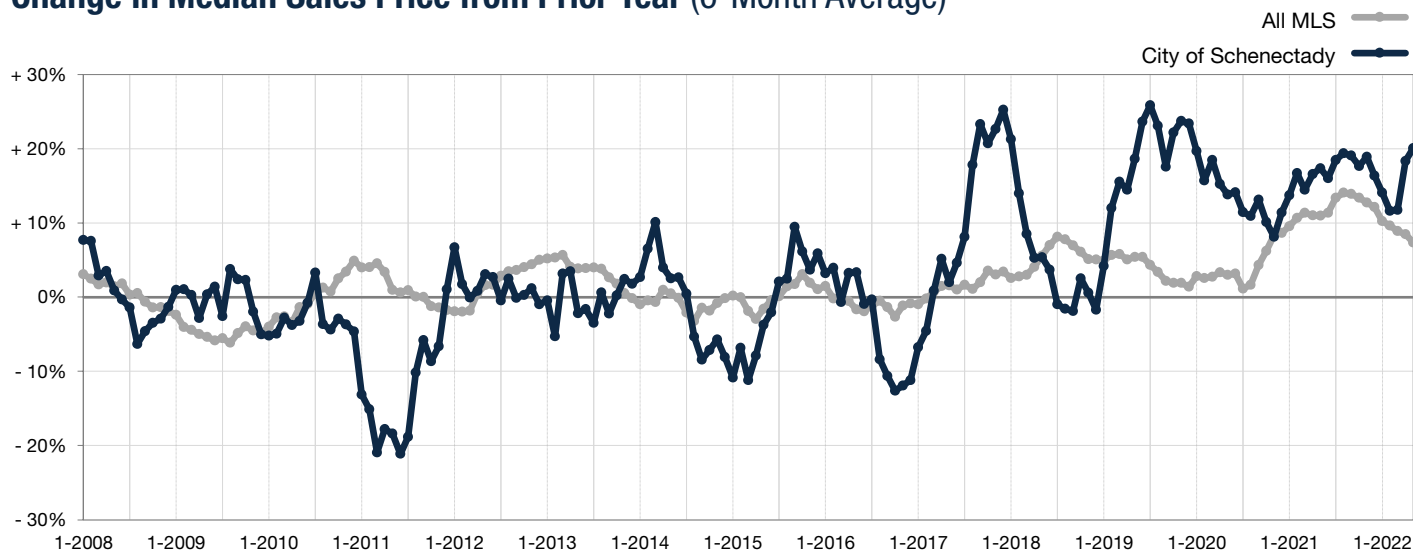
Change in
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	87	86	- 1.1%	299	428	+ 43.1%
Closed Sales	39	73	+ 87.2%	226	312	+ 38.1%
Median Sales Price*	\$165,000	\$202,500	+ 22.7%	\$150,000	\$186,000	+ 24.0%
Percent of Original List Price Received*	97.5%	100.8%	+ 3.4%	97.5%	100.7%	+ 3.2%
Days on Market Until Sale	49	31	- 37.7%	43	29	- 31.1%
Inventory of Homes for Sale	110	69	- 37.3%	--	--	--
Months Supply of Inventory	2.0	1.0	- 49.7%	--	--	--

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



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.