

Local Market Update – June 2022

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



City of Schenectady

+ 43.3%

Change in
New Listings

+ 4.2%

Change in
Closed Sales

+ 36.4%

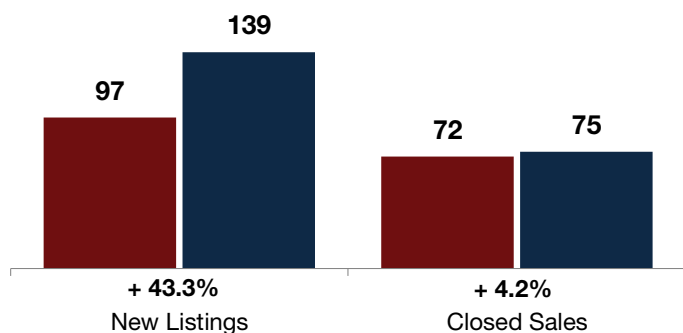
Change in
Median Sales Price

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	97	139	+ 43.3%	396	568	+ 43.4%
Closed Sales	72	75	+ 4.2%	298	392	+ 31.5%
Median Sales Price*	\$165,000	\$225,000	+ 36.4%	\$152,375	\$195,000	+ 28.0%
Percent of Original List Price Received*	102.7%	104.9%	+ 2.2%	98.8%	101.5%	+ 2.7%
Days on Market Until Sale	37	10	- 73.4%	41	25	- 38.4%
Inventory of Homes for Sale	117	112	- 4.3%	--	--	--
Months Supply of Inventory	2.1	1.6	- 20.6%	--	--	--

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

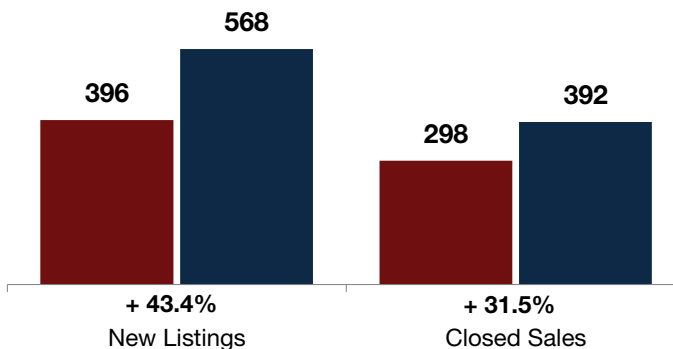
June

■ 2021 ■ 2022

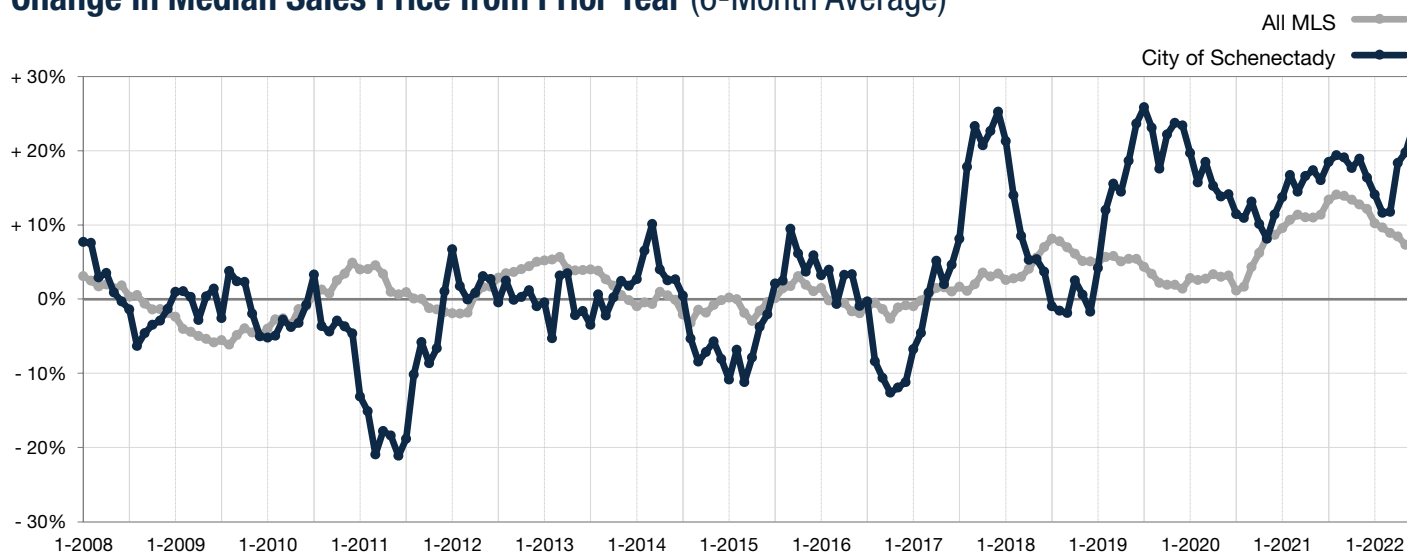


Year to Date

■ 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.