

Local Market Update – July 2022

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



City of Schenectady

+ 14.9%

Change in
New Listings

- 7.5%

Change in
Closed Sales

+ 25.0%

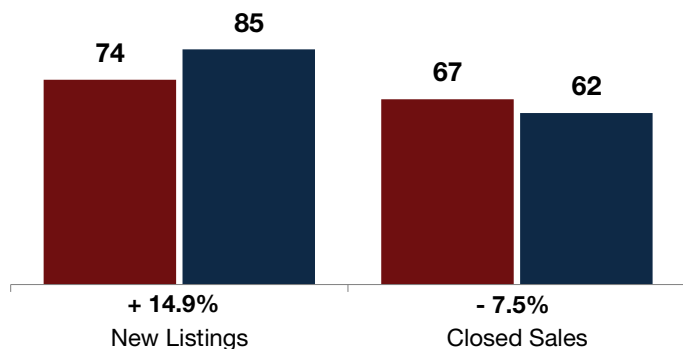
Change in
Median Sales Price

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	74	85	+ 14.9%	470	647	+ 37.7%
Closed Sales	67	62	- 7.5%	365	460	+ 26.0%
Median Sales Price*	\$176,500	\$220,700	+ 25.0%	\$159,000	\$200,000	+ 25.8%
Percent of Original List Price Received*	105.3%	101.0%	- 4.1%	100.0%	101.4%	+ 1.5%
Days on Market Until Sale	23	17	- 24.7%	38	24	- 36.3%
Inventory of Homes for Sale	112	105	- 6.3%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.8%	--	--	--

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

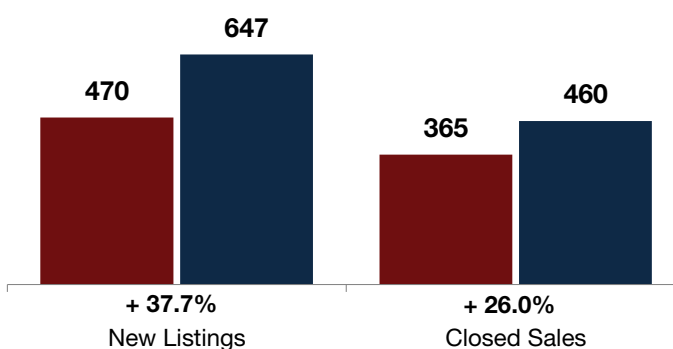
July

■ 2021 ■ 2022

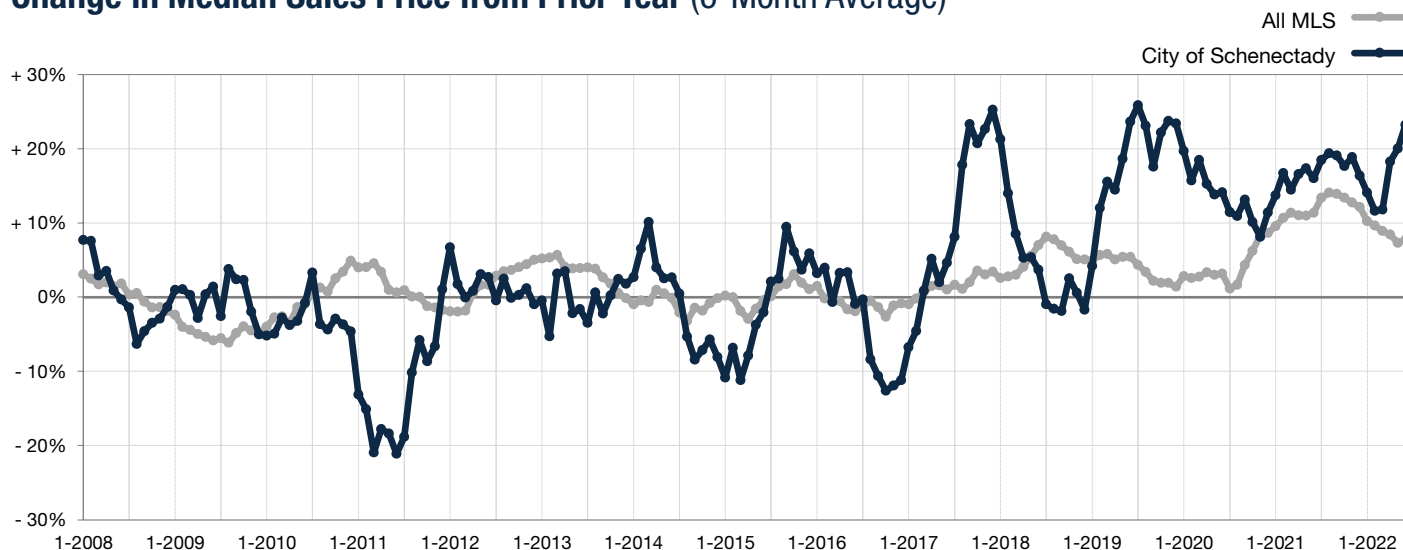


Year to Date

■ 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.