

Local Market Update – August 2022

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



City of Schenectady

+ 31.3%

Change in
New Listings

+ 16.7%

Change in
Closed Sales

+ 37.2%

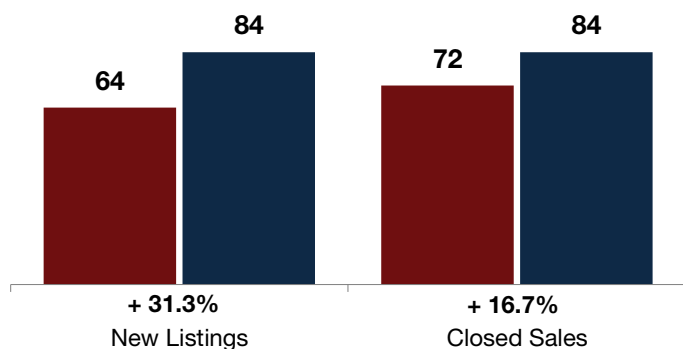
Change in
Median Sales Price

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	64	84	+ 31.3%	534	730	+ 36.7%
Closed Sales	72	84	+ 16.7%	437	549	+ 25.6%
Median Sales Price*	\$174,950	\$240,000	+ 37.2%	\$160,000	\$205,000	+ 28.1%
Percent of Original List Price Received*	103.5%	103.2%	- 0.3%	100.5%	101.7%	+ 1.2%
Days on Market Until Sale	25	13	- 48.3%	36	22	- 37.2%
Inventory of Homes for Sale	106	103	- 2.8%	--	--	--
Months Supply of Inventory	1.8	1.5	- 20.2%	--	--	--

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

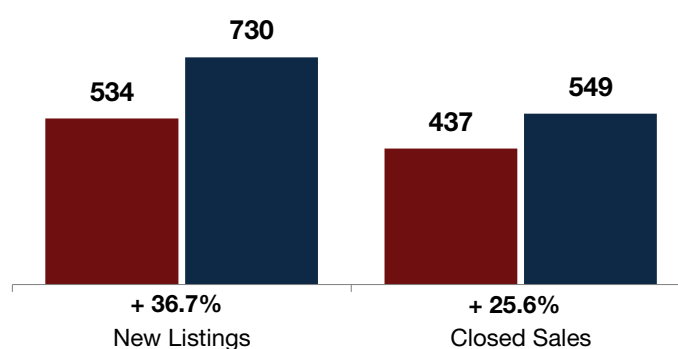
August

■ 2021 ■ 2022

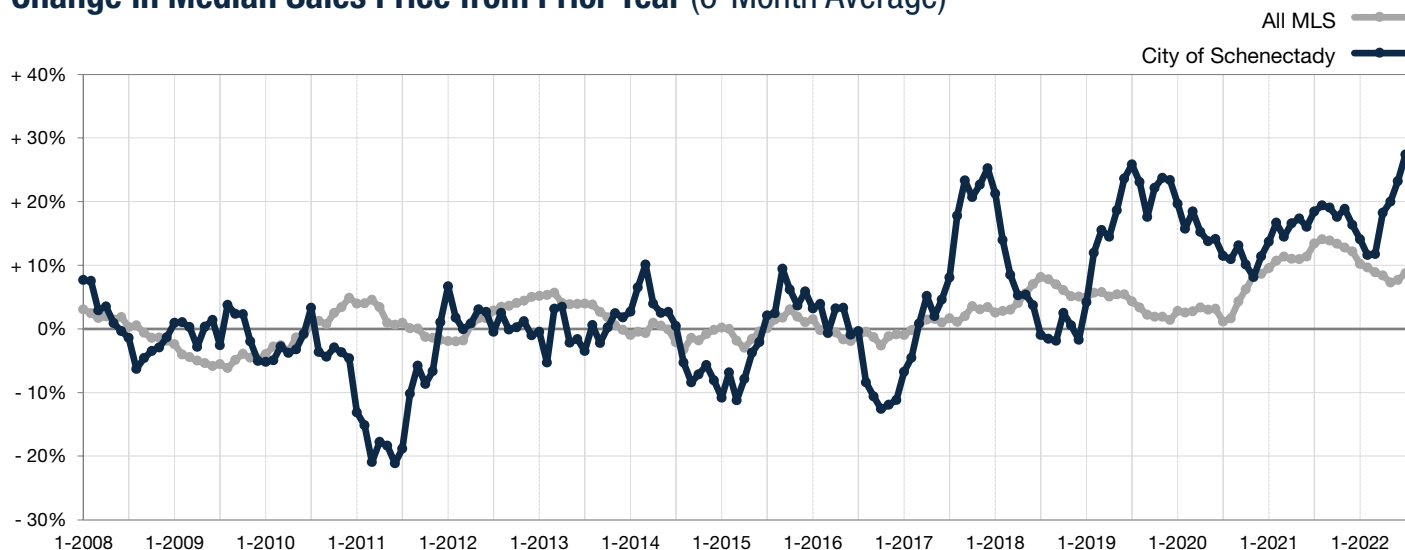


Year to Date

■ 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.