

Local Market Update – September 2022

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



City of Schenectady

+ 16.2%

Change in
New Listings

+ 8.3%

Change in
Closed Sales

+ 33.4%

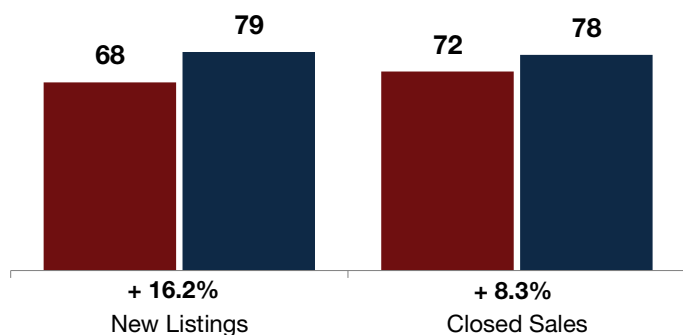
Change in
Median Sales Price

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	68	79	+ 16.2%	602	807	+ 34.1%
Closed Sales	72	78	+ 8.3%	509	634	+ 24.6%
Median Sales Price*	\$165,000	\$220,050	+ 33.4%	\$160,000	\$205,950	+ 28.7%
Percent of Original List Price Received*	101.8%	103.4%	+ 1.6%	100.7%	101.8%	+ 1.1%
Days on Market Until Sale	29	21	- 28.7%	35	22	- 36.1%
Inventory of Homes for Sale	119	93	- 21.8%	--	--	--
Months Supply of Inventory	2.1	1.3	- 39.7%	--	--	--

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

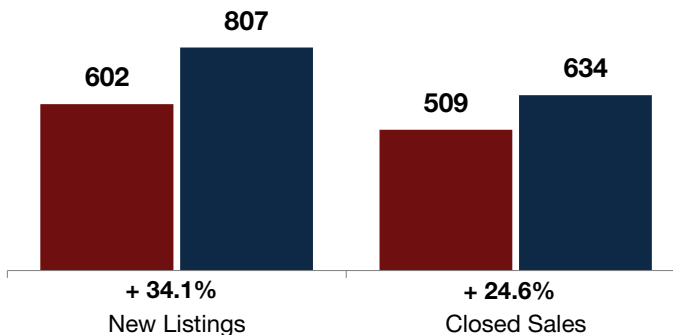
September

■ 2021 ■ 2022

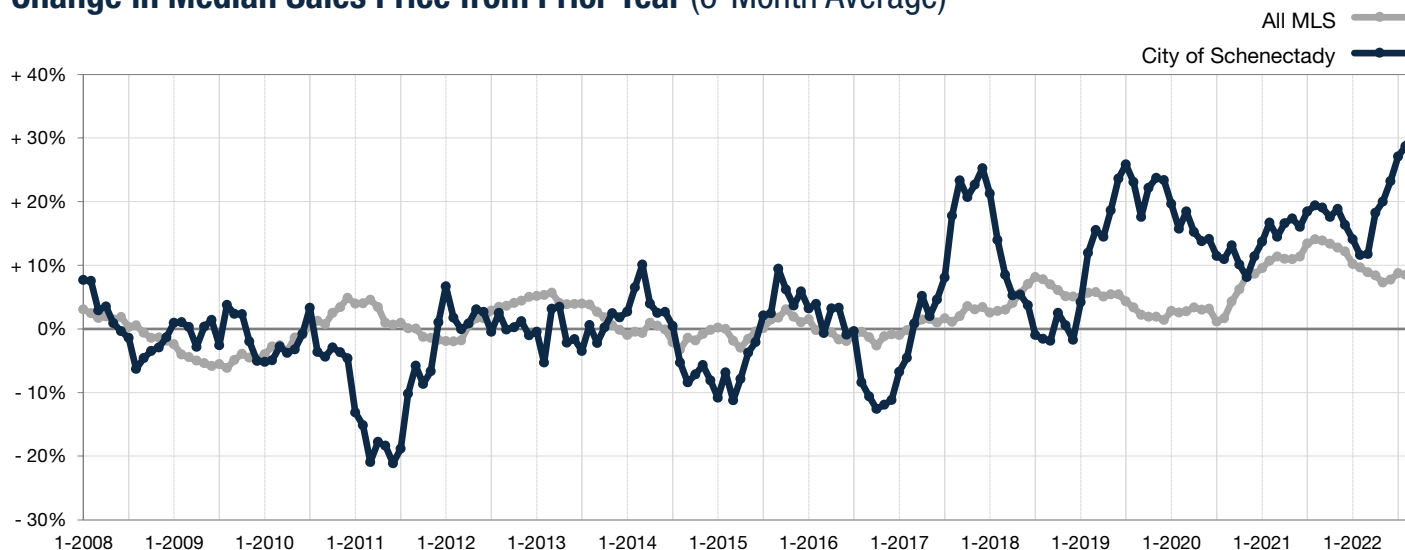


Year to Date

■ 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.