

Local Market Update – October 2022

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



City of Schenectady

+ 4.8%

Change in
New Listings

+ 45.9%

Change in
Closed Sales

+ 20.0%

Change in
Median Sales Price

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	62	65	+ 4.8%	665	872	+ 31.1%
Closed Sales	61	89	+ 45.9%	571	727	+ 27.3%
Median Sales Price*	\$175,000	\$210,000	+ 20.0%	\$160,500	\$206,500	+ 28.7%
Percent of Original List Price Received*	102.7%	100.3%	- 2.4%	100.9%	101.6%	+ 0.7%
Days on Market Until Sale	35	18	- 48.6%	35	22	- 37.7%
Inventory of Homes for Sale	113	87	- 23.0%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.5%	--	--	--

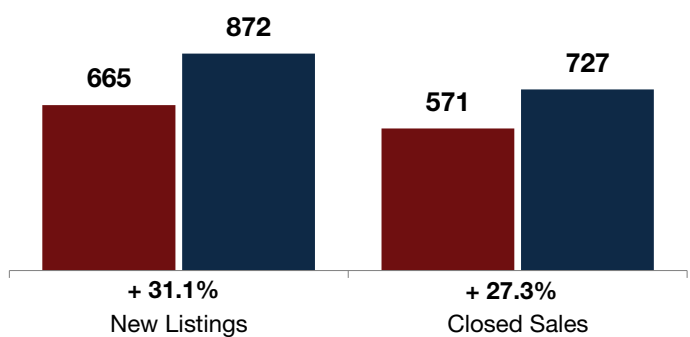
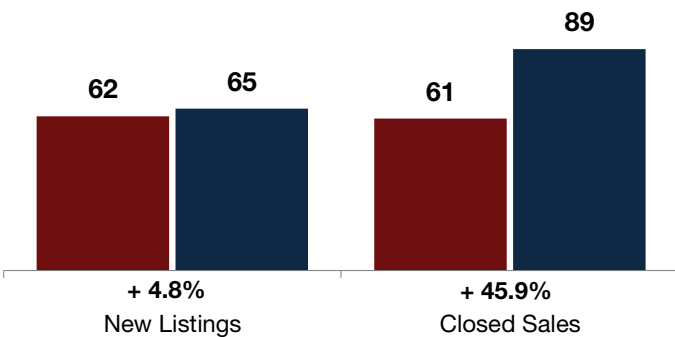
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

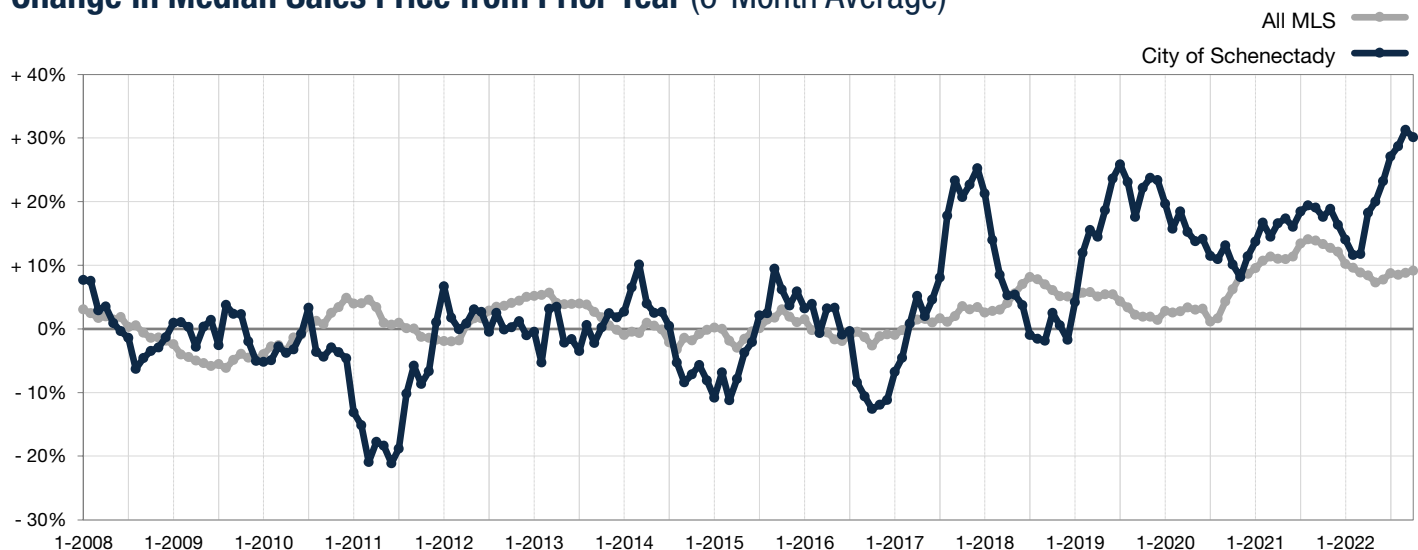
■ 2021 ■ 2022

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.