

# Local Market Update – November 2022

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



## City of Schenectady

**+ 21.6%**

Change in  
New Listings

**+ 9.3%**

Change in  
Closed Sales

**+ 31.5%**

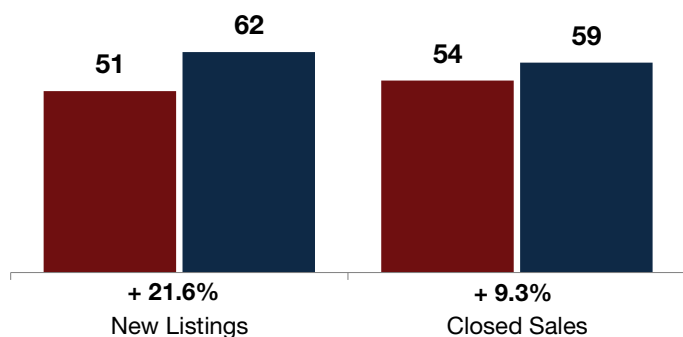
Change in  
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	51	62	+ 21.6%	716	933	+ 30.3%
Closed Sales	54	59	+ 9.3%	625	788	+ 26.1%
Median Sales Price*	\$163,500	\$215,000	+ 31.5%	\$161,500	\$207,500	+ 28.5%
Percent of Original List Price Received*	98.8%	97.7%	- 1.1%	100.7%	101.3%	+ 0.6%
Days on Market Until Sale	23	27	+ 18.9%	34	22	- 34.7%
Inventory of Homes for Sale	98	89	- 9.2%	--	--	--
Months Supply of Inventory	1.7	1.2	- 28.7%	--	--	--

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

### November

■ 2021 ■ 2022

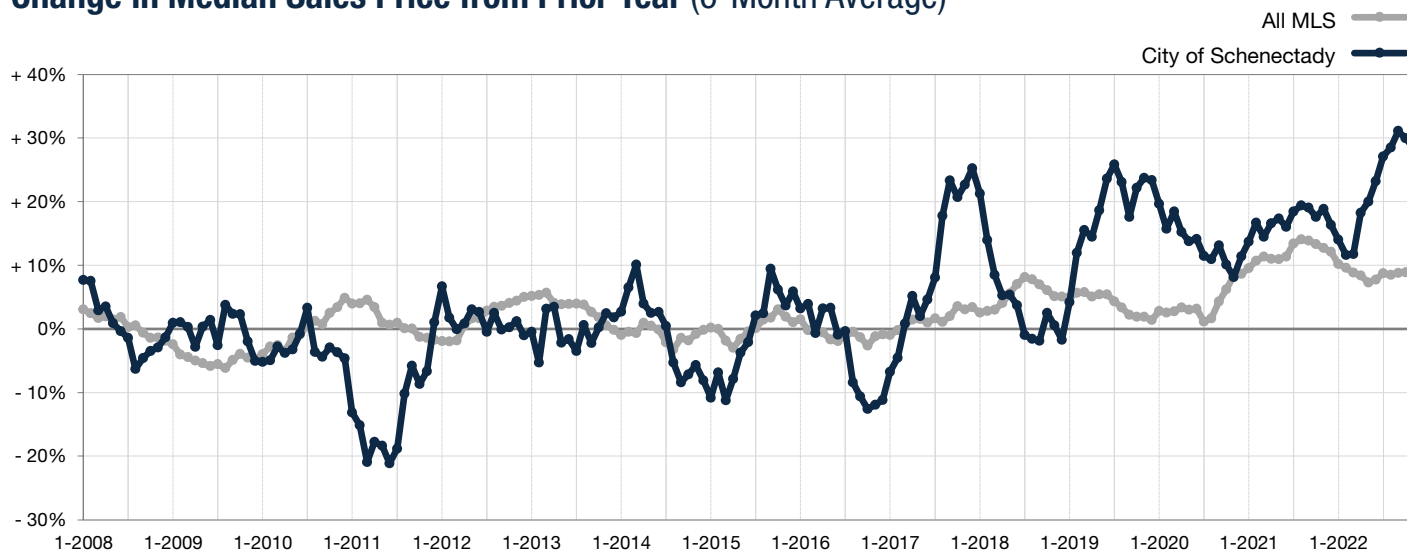


### Year to Date

■ 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.