

Local Market Update – December 2022

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



City of Schenectady

- 18.2%

Change in
New Listings

- 22.7%

Change in
Closed Sales

+ 16.5%

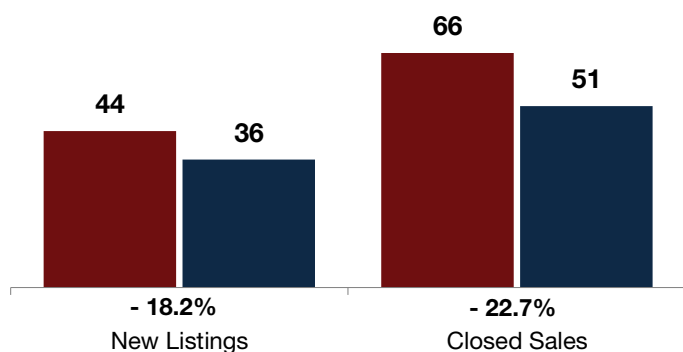
Change in
Median Sales Price

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	44	36	- 18.2%	760	968	+ 27.4%
Closed Sales	66	51	- 22.7%	691	841	+ 21.7%
Median Sales Price*	\$170,000	\$198,050	+ 16.5%	\$163,050	\$206,000	+ 26.3%
Percent of Original List Price Received*	99.0%	99.2%	+ 0.2%	100.6%	101.2%	+ 0.6%
Days on Market Until Sale	41	18	- 57.2%	35	22	- 36.8%
Inventory of Homes for Sale	92	80	- 13.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 30.8%	--	--	--

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

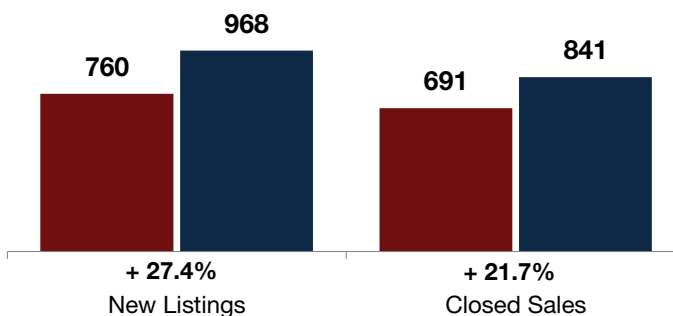
December

■ 2021 ■ 2022

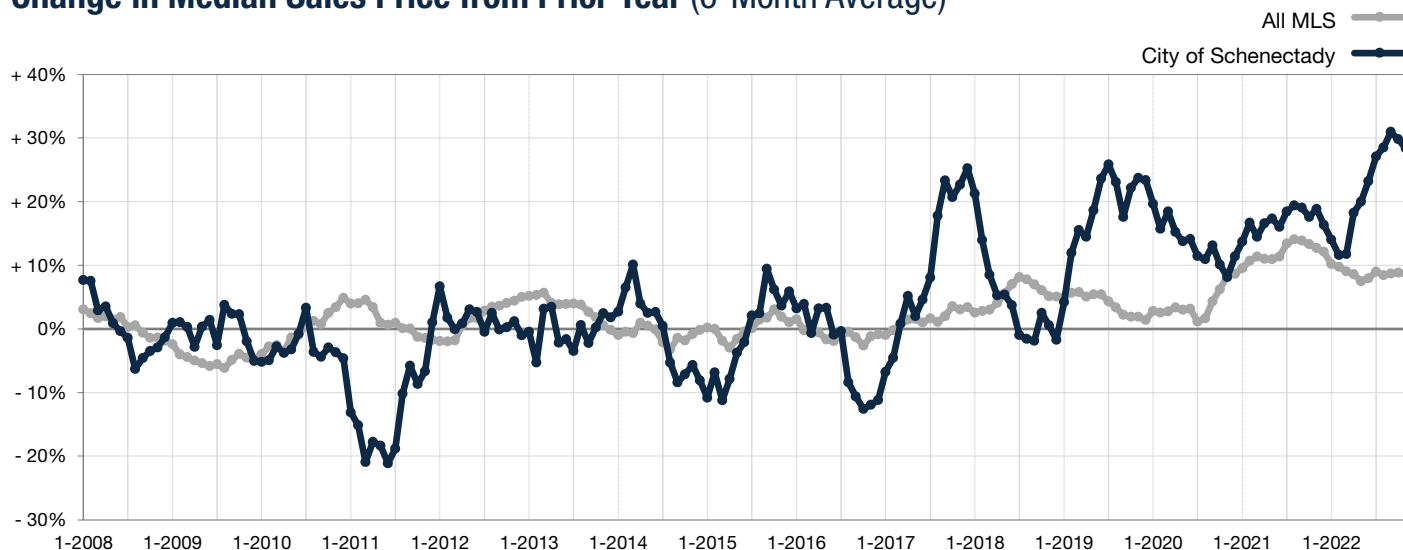


Year to Date

■ 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.