

# Local Market Update – January 2023

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



## City of Schenectady

**- 47.1%**

**+ 2.1%**

**+ 15.6%**

Change in  
New Listings

Change in  
Closed Sales

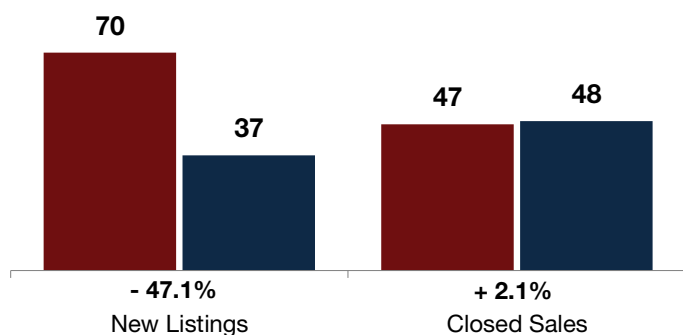
Change in  
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	70	37	- 47.1%	70	37	- 47.1%
Closed Sales	47	48	+ 2.1%	47	48	+ 2.1%
Median Sales Price*	\$160,000	<b>\$185,000</b>	+ 15.6%	\$160,000	<b>\$185,000</b>	+ 15.6%
Percent of Original List Price Received*	100.6%	<b>95.4%</b>	- 5.1%	100.6%	<b>95.4%</b>	- 5.1%
Days on Market Until Sale	29	<b>36</b>	+ 24.0%	29	<b>36</b>	+ 24.0%
Inventory of Homes for Sale	83	<b>60</b>	- 27.7%	--	--	--
Months Supply of Inventory	1.4	<b>0.9</b>	- 38.7%	--	--	--

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

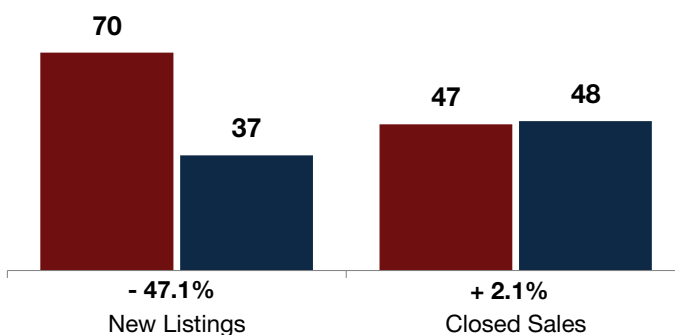
### January

■ 2022 ■ 2023

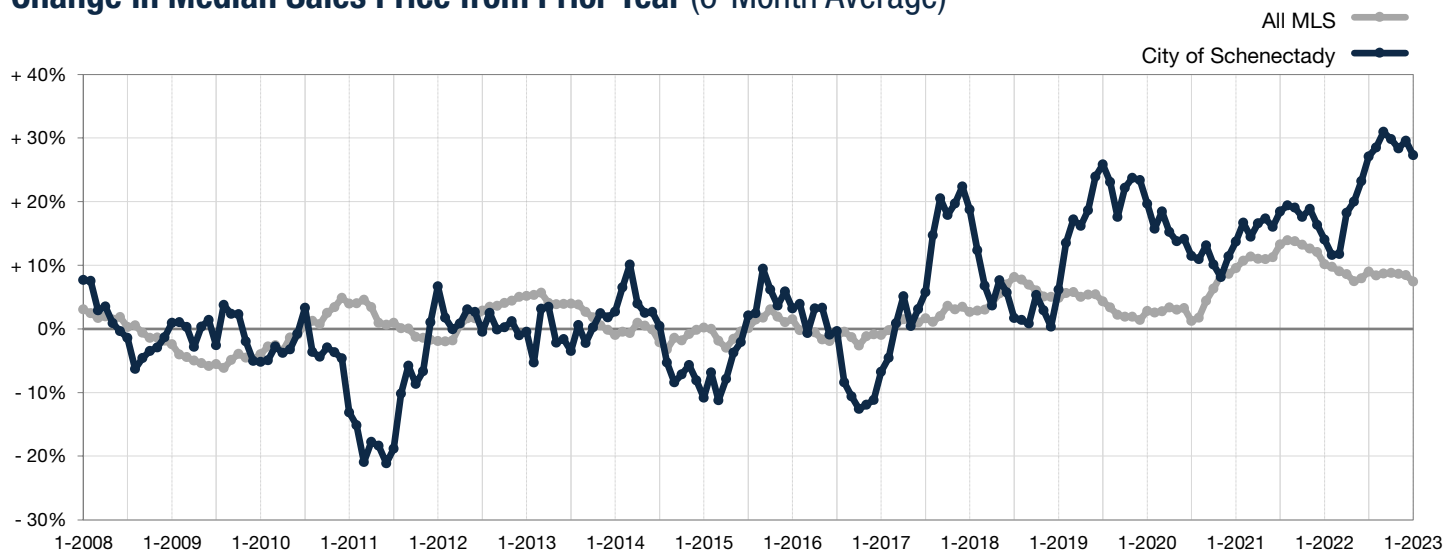


### Year to Date

■ 2022 ■ 2023



### 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.