

Local Market Update – February 2023

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



City of Schenectady

- 56.6%

0.0%

+ 2.9%

Change in
New Listings

Change in
Closed Sales

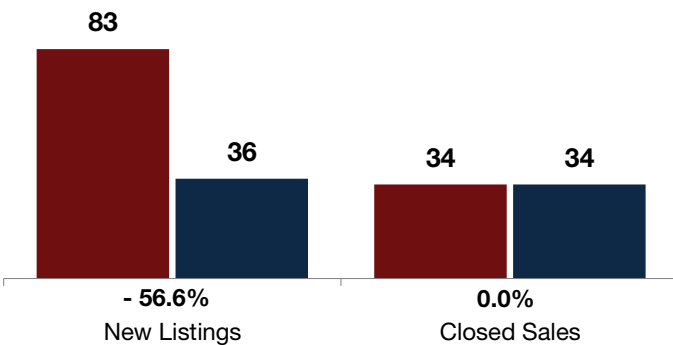
Change in
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	83	36	- 56.6%	153	73	- 52.3%
Closed Sales	34	34	0.0%	81	84	+ 3.7%
Median Sales Price*	\$174,950	\$179,950	+ 2.9%	\$165,000	\$185,000	+ 12.1%
Percent of Original List Price Received*	98.7%	92.1%	- 6.7%	99.8%	93.9%	- 5.9%
Days on Market Until Sale	48	52	+ 8.6%	37	43	+ 16.7%
Inventory of Homes for Sale	79	53	- 32.9%	--	--	--
Months Supply of Inventory	1.3	0.8	- 37.4%	--	--	--

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

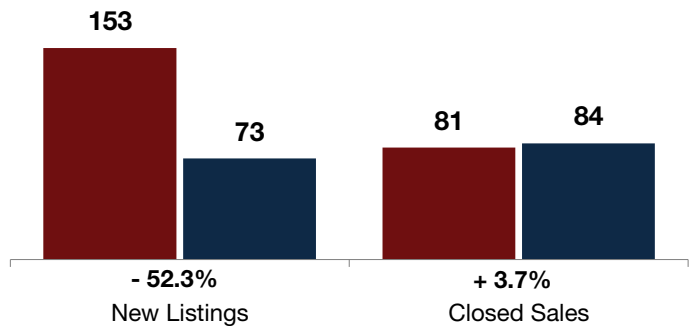
February

■ 2022 ■ 2023

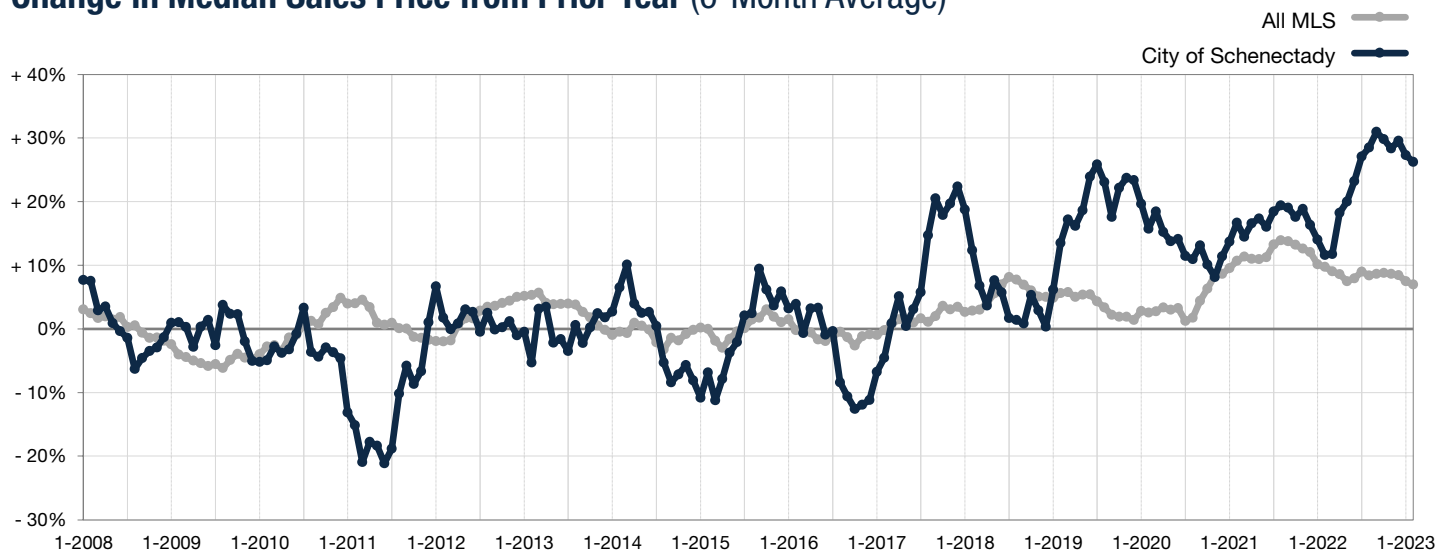


Year to Date

■ 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.