

Local Market Update – March 2023

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



City of Schenectady

- 51.7%

Change in
New Listings

- 47.6%

Change in
Closed Sales

- 5.0%

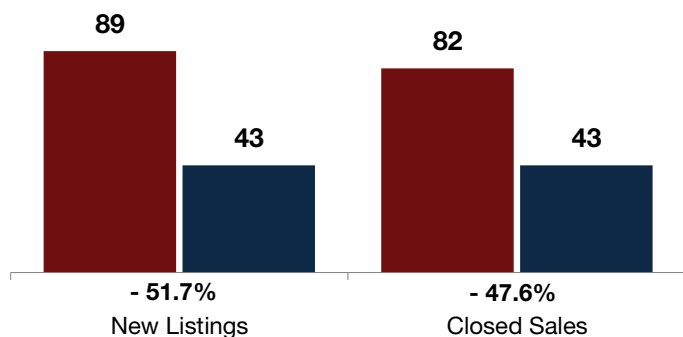
Change in
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	89	43	- 51.7%	242	116	- 52.1%
Closed Sales	82	43	- 47.6%	163	130	- 20.2%
Median Sales Price*	\$194,750	\$185,000	- 5.0%	\$175,000	\$185,000	+ 5.7%
Percent of Original List Price Received*	100.0%	99.2%	- 0.8%	99.9%	95.8%	- 4.1%
Days on Market Until Sale	32	34	+ 6.1%	35	40	+ 14.3%
Inventory of Homes for Sale	71	45	- 36.6%	--	--	--
Months Supply of Inventory	1.1	0.7	- 35.5%	--	--	--

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

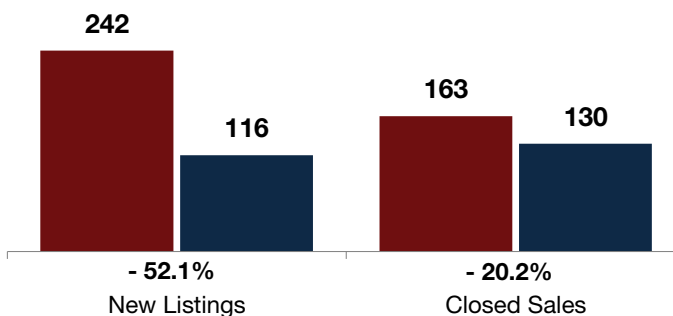
March

■ 2022 ■ 2023

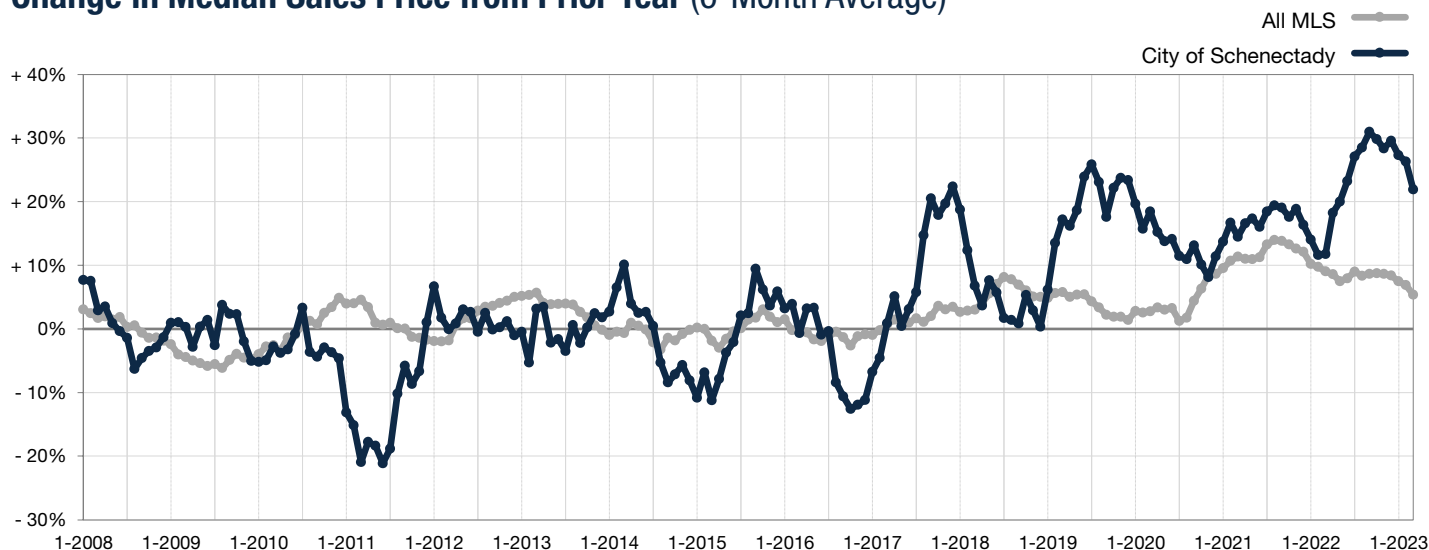


Year to Date

■ 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.