

Local Market Update – April 2023

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



City of Schenectady

- 53.0%

Change in
New Listings

- 54.5%

Change in
Closed Sales

- 8.1%

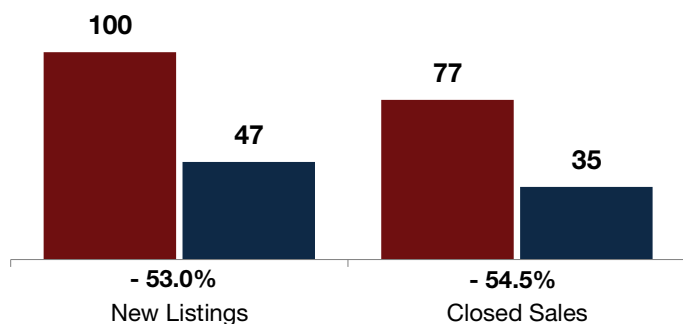
Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	100	47	- 53.0%	342	164	- 52.0%
Closed Sales	77	35	- 54.5%	240	166	- 30.8%
Median Sales Price*	\$200,000	\$183,855	- 8.1%	\$181,450	\$185,000	+ 2.0%
Percent of Original List Price Received*	102.2%	100.5%	- 1.6%	100.6%	96.6%	- 4.0%
Days on Market Until Sale	16	36	+ 116.4%	29	39	+ 35.7%
Inventory of Homes for Sale	84	49	- 41.7%	--	--	--
Months Supply of Inventory	1.3	0.8	- 35.3%	--	--	--

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

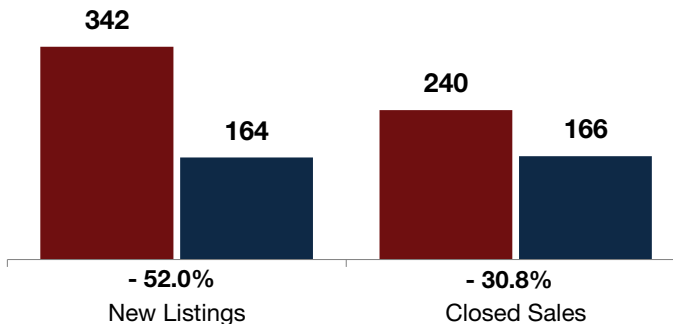
April

■ 2022 ■ 2023

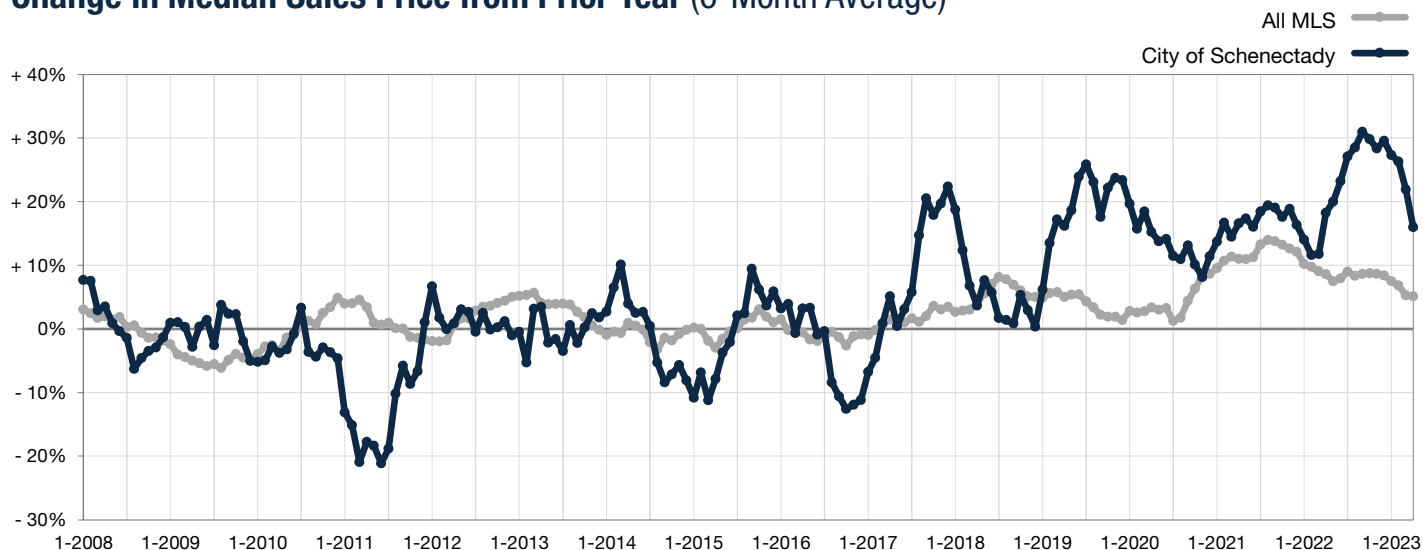


Year to Date

■ 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.